

Queen Alexandra Road | North Shields | NE29 9AS

£169,950

An outstanding, larger style, late Victorian lower flat, circa 1905. Oozing style, light, space and character throughout. Charming and homely, we can't wait for you to fall in love with this gorgeous home. Boasting a superb location on this highly regarded tree lined street, within walking distance to local amenities, shops, bars and approximately a twenty minute walk to Tynemouth Village and beach. Entrance vestibule, impressive hallway with storage, gorgeous rear lounge with attractive feature fireplace and gas, living flame fire, stylish and contemporary kitchen with integrated appliances and door out to the garden, inner hallway, fabulous, re-fitted bathroom with forest waterfall shower. Large, private rear town garden. Absolutely stunning throughout!





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Outstanding, Victorian Lower

Larger Style, Light and Airy

Stunning Lounge with Feature

Two Double Bedrooms

Gorgeous, Tree Lined Street

Original Features, Spacious

Luxurious Bathroom with

Large Private Town Garden

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: laminate flooring, cornice to ceiling, through to:

ENTRANCE HALLWAY: feature corbels and plasterwork, cornice to ceiling, radiator and radiator cover, laminate flooring, two storage cupboards, door to:

LOUNGE: (rear): $14'6 \times 13'4$, $(4.42 \text{m} \times 4.06 \text{m})$, into alcoves, a stunning lounge, beautifully presented with attractive, feature fireplace, gas coal effect fire, double glazed window, radiator, gorgeous flooring, door to:

BREAKFASTING KITCHEN: (rear): 8'5 x 7'5, (2.57m x 2.26m), stylish and modern family breakfasting kitchen, incorporating a range of base, wall and drawer units, coordinating worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, plumbed for automatic washing machine, tiled splashbacks, contemporary flooring, double glazed window, double glazed door to rear town garden, through to:

INNER HALLWAY: wood effect flooring, radiator, into:

BATHROOM: 7'8 x 7'8, (2.33m x 2.33m), a luxurious, refitted bathroom, showcasing, "L" shaped bath with black fittings, shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, tiling to walls, spotlights and panelling to ceiling, double glazed window, radiator

BEDROOM ONE: (front): 17'6 x 15'0, (5.33m x 4.57m), into alcoves and feature double glazed bay window, radiator, cornice to ceiling, ceiling rose

BEDROOM TWO: (rear): 11'11 x 8'5, (3.63m x 2.57m), spacious double bedroom, radiator, double glazed window

EXTERNALLY: Large private town garden with two storage areas, gated access to the rear lane, shared front forecourt garden















PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Mains/Gas

Broadband: Fibre to premises Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

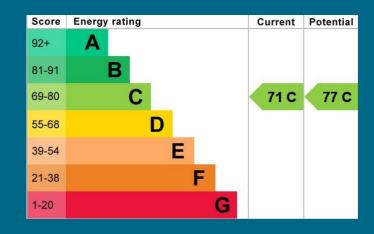
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 Years from 01/01/1990 Ground Rent: One peppercorn rent if demanded

COUNCIL TAX BAND: A

EPC RATING: C

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AWAITING FLOORPLAN

AWAITING EPC

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

