



Queen Alexandra Road, North Shields, NE29 9AS

£175,000

Occupying the first floor of this attractive period terrace on Queen Alexandra Road, this well-proportioned three, bedroom flat offers generous room sizes, high ceilings and a layout that combines character with practical everyday living. The living room is particularly impressive in scale, providing a bright and comfortable reception space with plenty of room for both seating and dining if desired. A decorative fireplace with timber surround creates a natural focal point while the large window allows for excellent natural light. To the rear of the property sits a spacious kitchen, fitted with a range of shaker-style wall and base units, solid wood work surfaces and a Belfast sink positioned beneath a wide window. Integrated cooking appliances, tiled splash backs and ample preparation space make this a highly practical room for everyday use. The three bedrooms are well-balanced. The principal bedroom enjoys a beautiful bay window to the front elevation, creating a bright and spacious room typical of properties from this period. The second bedroom offers another comfortable double while the third bedroom provides flexibility as a home office, nursery or dressing room. The bathroom is fitted with a white suite incorporating a bath with shower over, pedestal wash basin and WC, complemented by tiled walls and a large frosted window providing natural light. Externally, the property benefits from a private rear yard with raised decking, offering a pleasant space for outdoor seating. A particularly useful addition is the garden room, which benefits from electrical points and recessed lighting, creating a versatile space suitable for use as a home office, studio, hobby room or additional storage.

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ENTRANCE/ LANDING: Entrance door, staircase to first floor landing, radiator, loft access hatch, door to:

BEDROOM ONE 13'4" x 17'5" (4.06m x 5.31m): Into bay window and alcoves: Double glazed windows, radiator, decorative cornicing to ceiling.

BEDROOM TWO 11'2" x 8'3" (3.40m x 2.51m): Double glazed window, radiator.

BEDROOM THREE 8'3" x 11'2" (2.51m x 3.40m): Double glazed window, radiator, original feature fireplace (not tested).

LIVING ROOM 13'4" x 15'0" (4.06m x 4.57m): Double glazed window, decorative fireplace (sealed up) with timber surround, radiator, decorative cornicing to ceiling, door to:

KITCHEN 8'5" x 13'9" (2.57m x 4.19m): Fitted wall, base and drawer units, solid wood work surfaces, Belfast sink with mixer tap, gas hob, electric oven, tiled splashbacks, plumbing for washing machine, integrated fridge freezer, double glazed window, stairway to rear yard, door to:

BATHROOM 7'5" x 8'9" (2.26m x 2.67m): Bath with shower over, pedestal wash basin, low level WC, part tiled walls, frosted double glazed window.

GARDEN ROOM: Power points, recessed ceiling spotlights, storage cupboard.

EXTERNAL: Private rear yard with raised decking area and artificial grass section providing space for seating.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
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.

TENURE

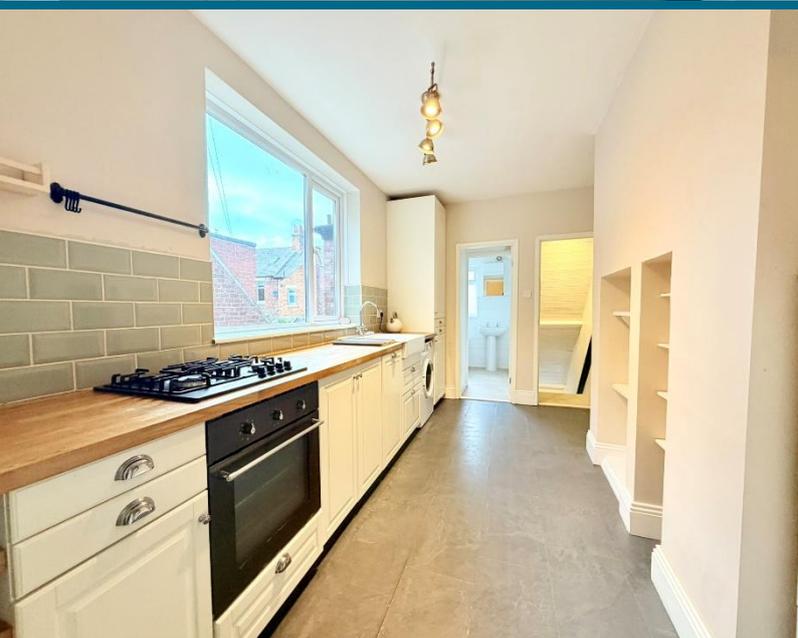
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 999 years from 1998 years remaining 971



COUNCIL TAX BAND: A

EPC RATING: D

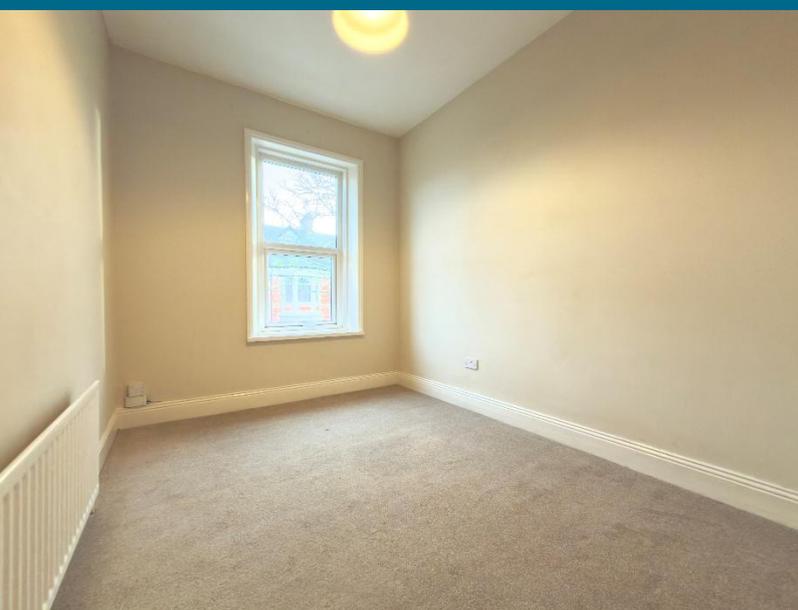
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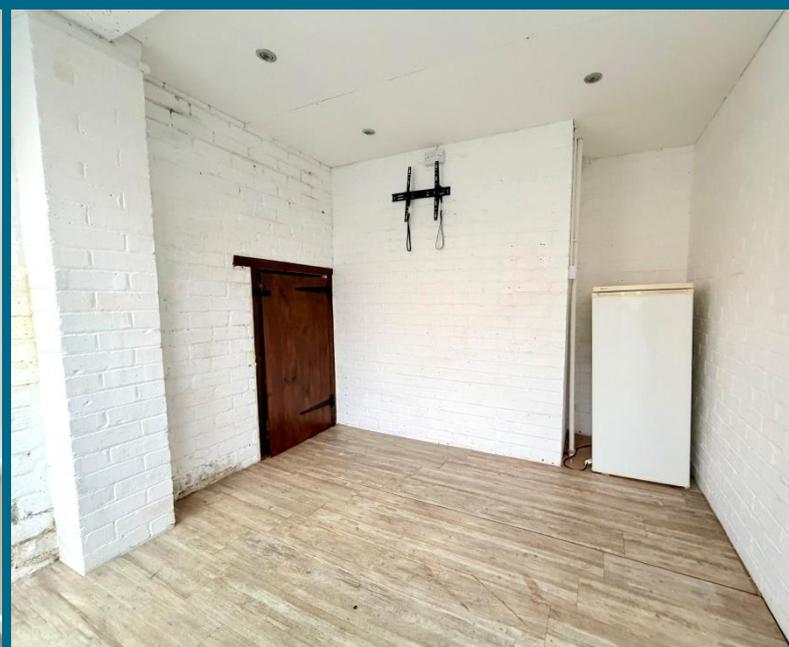
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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