



Queen Alexandra Road | North Shields | NE29 9BD

£189,000

A spacious and characterful first floor flat set within a handsome period terrace on Queen Alexandra Road. With three bedrooms, a refitted kitchen and a surprisingly substantial loft space, the property provides both practicality and flexibility. The living room is a bright and welcoming space, offering excellent proportions for everyday living and relaxation. Its open connection through to the kitchen creates a natural flow between the spaces while still allowing each room to retain its own identity. The kitchen has been stylishly refitted with contemporary handleless cabinetry, integrated oven and hob, stainless steel extractor and mosaic tiled splashback. The clean, modern finish is complemented by a sliding barn-style door which adds a touch of character to the space. A practical advantage of the layout is the inclusion of both a separate WC and a modern shower room. The shower room is finished with warm-toned tiling and features a walk-in shower, vanity unit and heated towel rail. The three bedrooms are all well-balanced. The principal bedroom sits to the front of the property and enjoys a bay window, creating a bright and spacious room. The second bedroom provides another comfortable double, while the third bedroom offers flexibility as a guest room, nursery or home office. Above, the loft space adds an additional dimension to the property. Accessed via a hatch from the landing, the area is boarded with exposed beams and provides excellent storage with further potential for a variety of uses. Externally, the property benefits from a private rear yard with brick outbuilding, providing a low-maintenance outdoor space.

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THREE BEDROOM UPPER FLAT

**GENEROUS PRINCIPAL
BEDROOM WITH BAY
WINDOW**

NO ONWARD CHAIN

PRIVATE REAR YARD

**LARGE ACCESSIBLE
BOARDED LOFT SPACE**

**HIGH CEILINGS AND
STRONG ROOM
PROPORTIONS**

For any more information regarding the property please contact us today

LANDING: Stairway to ground floor entrance, loft access hatch, door to:
BEDROOM ONE 13'2" x 16'6" (4.01m x 5.03m)
into bay and alcove: Sash style windows, radiator, feature fireplace, decorative corning.

BEDROOM TWO 9'1" x 11'4" (2.77m x 3.45m):
Sash style window, radiator.

BEDROOM THREE 8'6" x 10'9" (2.59m x 3.28m)
into alcove: Sash style window, radiator.

LIVING ROOM 12'6" x 15'3" (3.81m x 4.65m)
into alcove: Sash style window, radiator,
decorative corning, open to:

KITCHEN 7'8" x 7'6" (2.34m x 2.29m): Wall, base
and drawer units, work surfaces, electric hob,
cooker hood, oven, microwave, fridge, freezer,
double glazed UPVC window, radiator, tiled
splashback.

SHOWER ROOM 8'2" x 4'7" (2.49m x 1.40m):
Vanity basin, walk-in shower enclosure, tiled
walls, tiled floor, frosted window, chrome towel
radiator.

SEPARATE W.C 3'10" x 7'4" (1.17m x 2.24m):
Low level cistern W.C, frosted window, combi
boiler.

LOFT SPACE: Accessed via hatch from landing.
Exposed beams, substantial storage area,
excellent head height, skylight window.

EXTERNAL: Private rear yard with brick-built
storage and secure gated access.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: "Cable/FTTC/FTTP/
Mobile Signal Coverage Blackspot: No
Parking: 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.

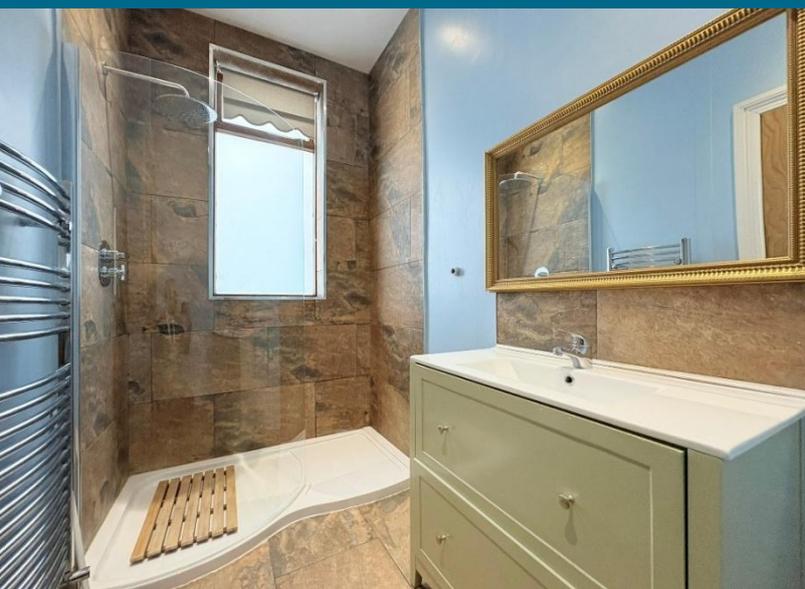
TENURE

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 03.10.1983
Tyneside lease. No ground rent or service charges

COUNCIL TAX BAND: A

EPC RATING: D

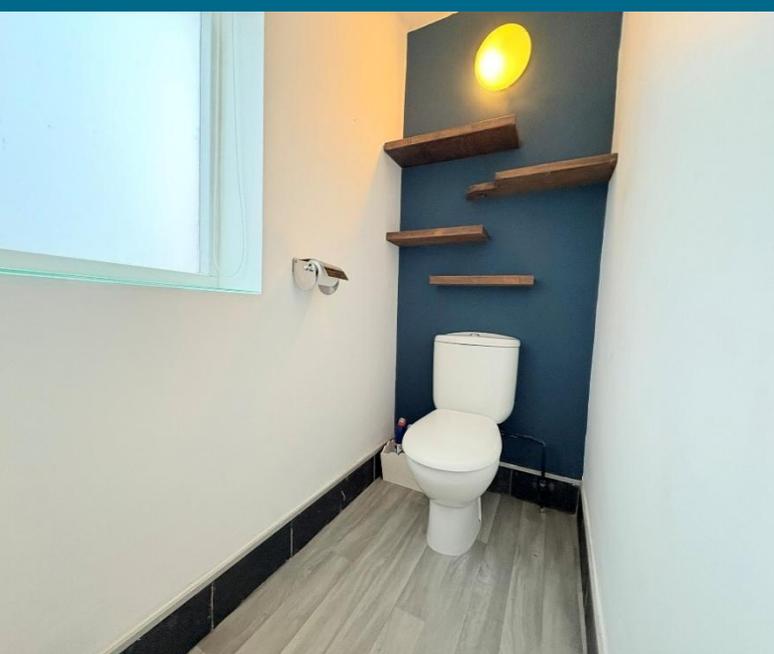
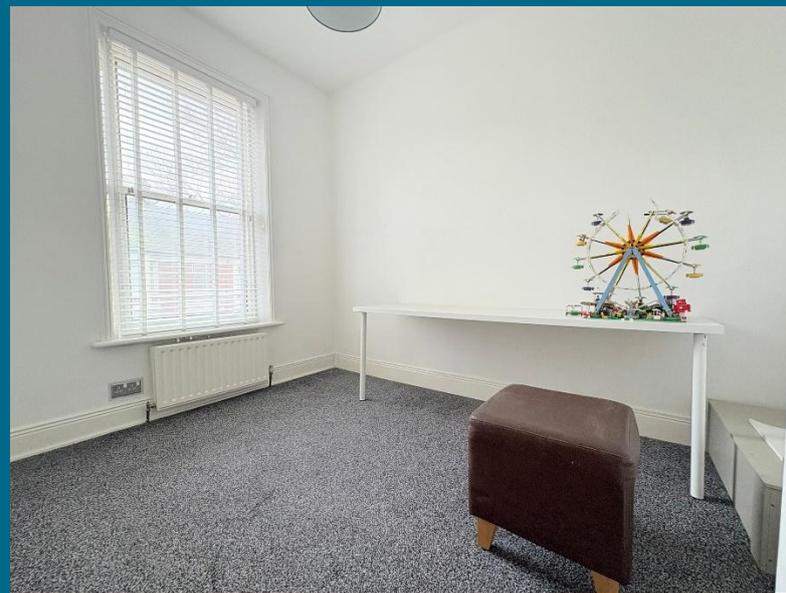
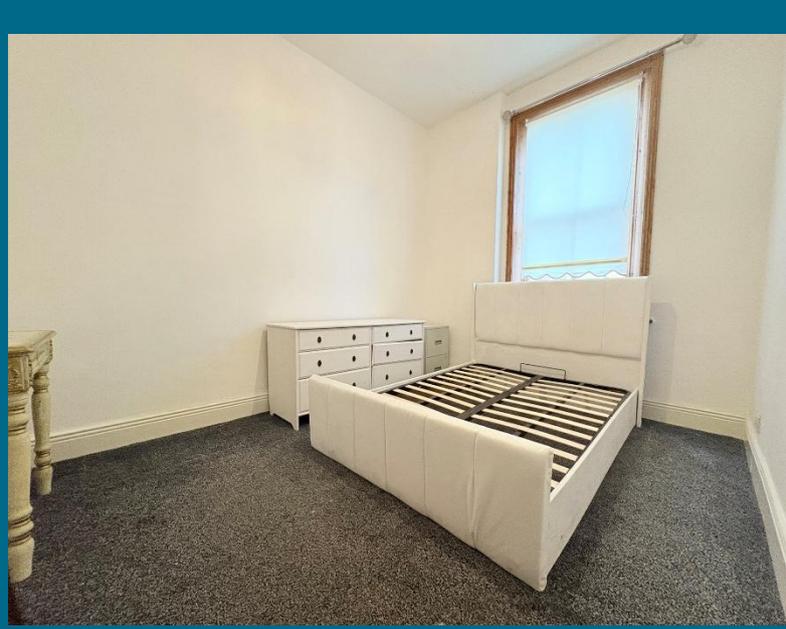
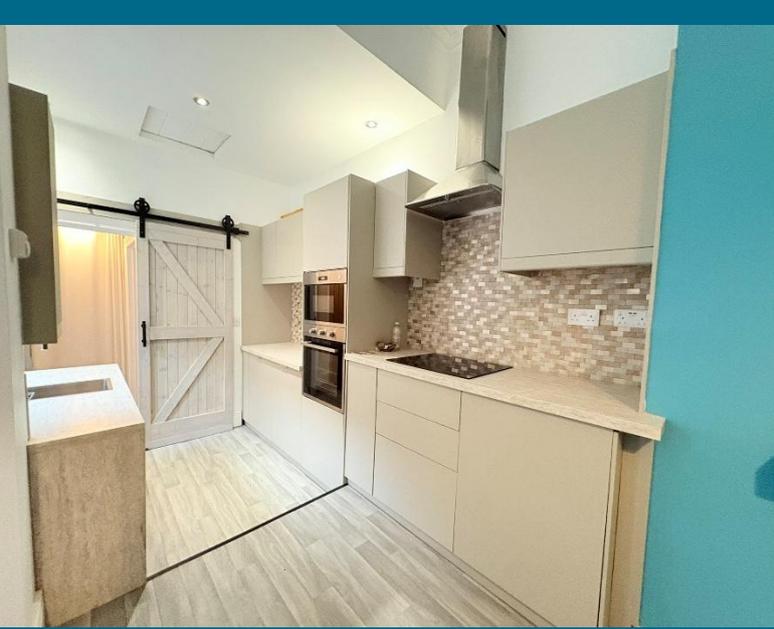
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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.

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