



Queen Alexandra Road, North Shields, NE29 9AS

Asking Price £190,000

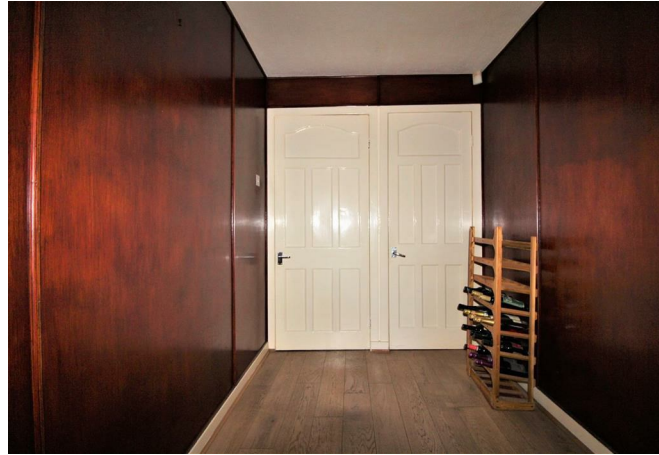


RICHARDSONS 



# Queen Alexandra Road North Shields, NE29 9AS

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- NO UPPER CHAIN
- GREAT LOCATION
- DEVELOPMENT OPPORTUNITY
- GOOD TRANSPORT LINKS
- PRIVATE YARD
- MUST BE VIEWED



**\*\* GREAT OPPORTUNITY TO RENOVATE A PROPERTY IN SUCH A SOUGHT AFTER LOCATION ON QUEEN ALEXANDRA ROAD \*\***

Richardsons are delighted to welcome to the market, this spacious three bedroom, terrace house. Bursting with period features, the property is close to great transport links such as the A19 and the Coast Road. Benefitting from two reception rooms and a private rear yard.



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The property begins with a welcoming and spacious entrance hallway which provides access to the principal rooms of the ground floor. The ground floor is comprised of a sizeable living room, benefitting from a large bay window. There is a second reception room that could be used as a dining room / family room and an expansive kitchen with integral storage.

To the first floor of the property there are three generously sized bedrooms and a family bathroom.

Externally, the property offers on street parking and to the rear of the property is a large private yard.

Viewing is essential to appreciate the size of accommodation on offer.

**LOUNGE**

**DINING ROOM**

**KITCHEN**

**MASTER BEDROOM**

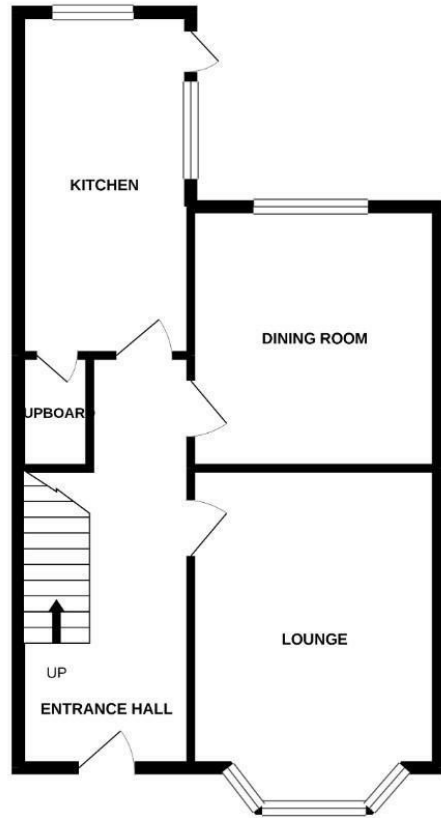
**BEDROOM TWO**

**BEDROOM THREE**

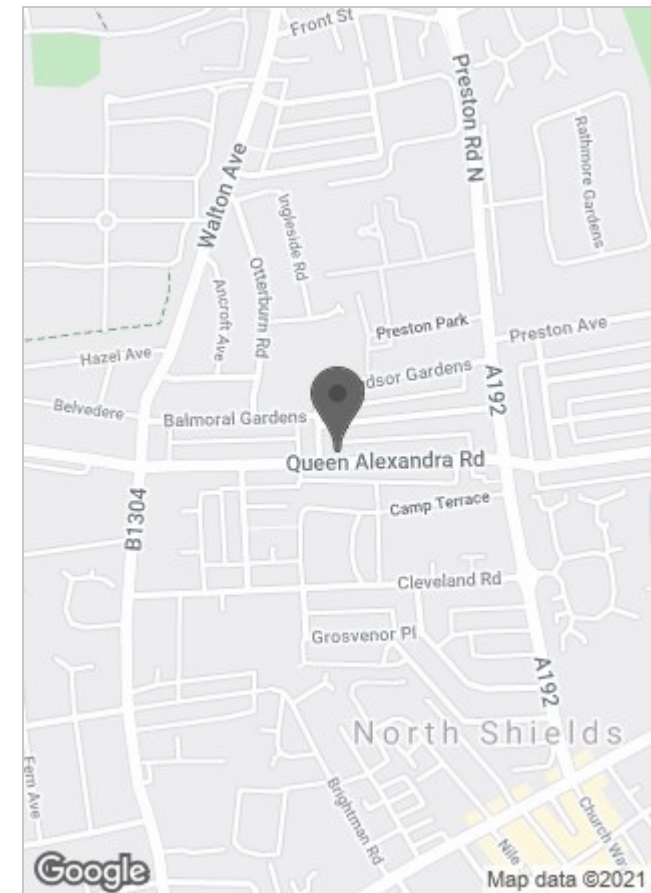
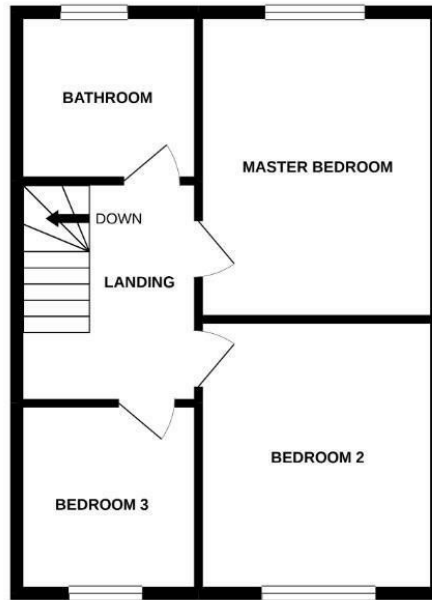
**BATHROOM**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Richardson Estates Office on 01912903770 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	