



Queen Alexandra Road, North Shields

Offers Over £140,000

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RICHARDSONS 



# Queen Alexandra Road North Shields, NE29 9AS

Offers Over £140,000



**\*\* Great Location \*\* Beautifully Presented \*\* Private Courtyard \*\***  
Fantastic opportunity to purchase a property on the desirable street in North Shields, within walking distance to Tynemouth Metro and Front Street. Offered to the market with no upper chain, this two bedroom upper floor flat is in great condition, ready to move into.

**\*\*\*Viewings commence Saturday 16th January - call now to reserve your allocated time\*\*\***



### **Entrance Porch**

Private entrance porch with modern tiles, additional period feature internal door leading up to the first floor landing.

### **Master Bedroom**

Spacious room with large alcoves for storage, original coving and ceiling rose as well as bay window shutters.

### **Bedroom Two**

A second double room with storage providing an ideal room for guests or office space, also includes window shutters.

### **Bathroom**

Modern and spacious four piece bathroom with free standing bath, separate shower cubicle and under floor heating.

### **Lounge**

Beautifully decorated with a stunning cast iron fireplace and limestone surround, alcoves with shelving, space to dine and window shutters.

### **Kitchen**

A shaker style kitchen with integrated appliances, recently renovated with access to private courtyard.

### **Courtyard**

Private Courtyard with brick built storage and external electrics which the current owners uses for an over lighting area and hot tub.

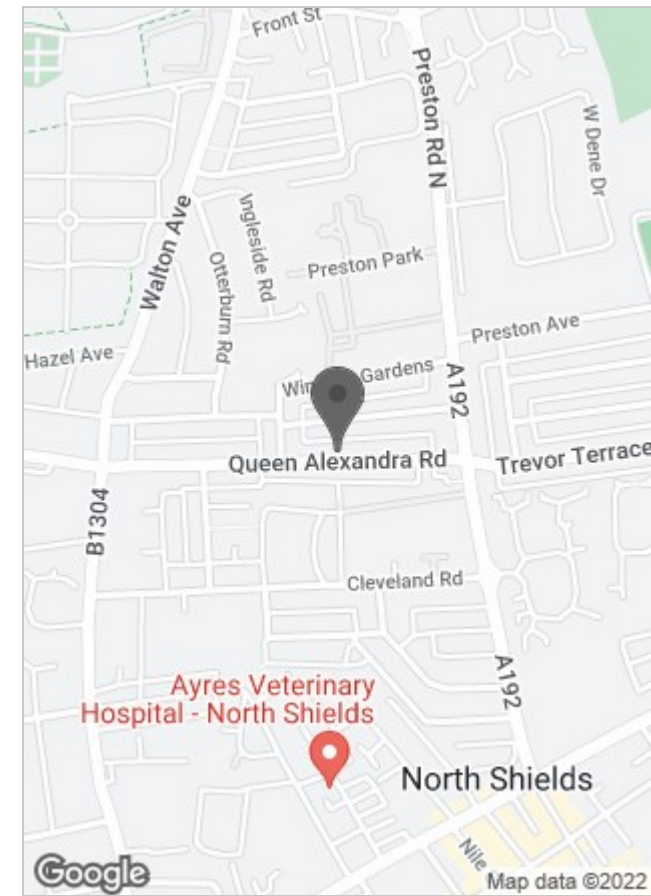




GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 sq.m.) approx.  
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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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>	<b>58</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	

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

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.

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