



Queen Alexandra Road, North Shields, NE29 9AS

Offers Over £140,000

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RICHARDSONS 



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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.

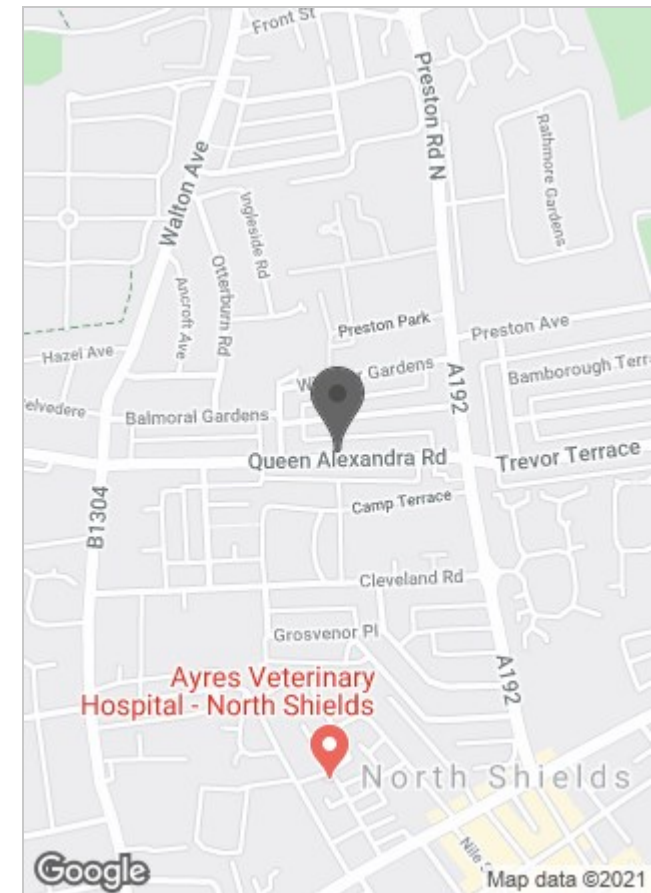




GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



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) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Richardsons Office on 0191 2903 770 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.

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