





- First Floor Flat
- Ideal First Time Buy
- Short Commute to Beach
- Gas Central Heating
- Viewing Recommended
- Great Location
- Private Driveway To Front
- Double Glazing
- Council Tax band *A*
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/55shPTCFry4> ****

Jan Forster Estates are delighted to welcome to the market this two-bedroom, first floor flat. Located on the popular Queen Alexandra Road West, in North Shields.

Internally the property briefly comprises: - entrance and stairs to the first floor, bright and airy lounge with bay window and feature fireplace, two double bedrooms, kitchen with fitted units and integrated oven and hob, a handy utility area with access to the rear and a modern, tiled bathroom/w.c with three-piece suite.

Externally, there is a driveway to the front for off street parking and there is an easy to maintain garden to the rear with a patio and decked area.

The location of this property is without doubt extremely central and a fabulous variety of local amenities and are within easy reach including cafes, bars, and restaurants. Long Sands Beach and King Edwards Bay are just a few minutes' drive away. The A1058 Coast Road is close by, so you have a direct route to Newcastle City Centre. For the growing family, the property is well positioned for access to very well-regarded schools.

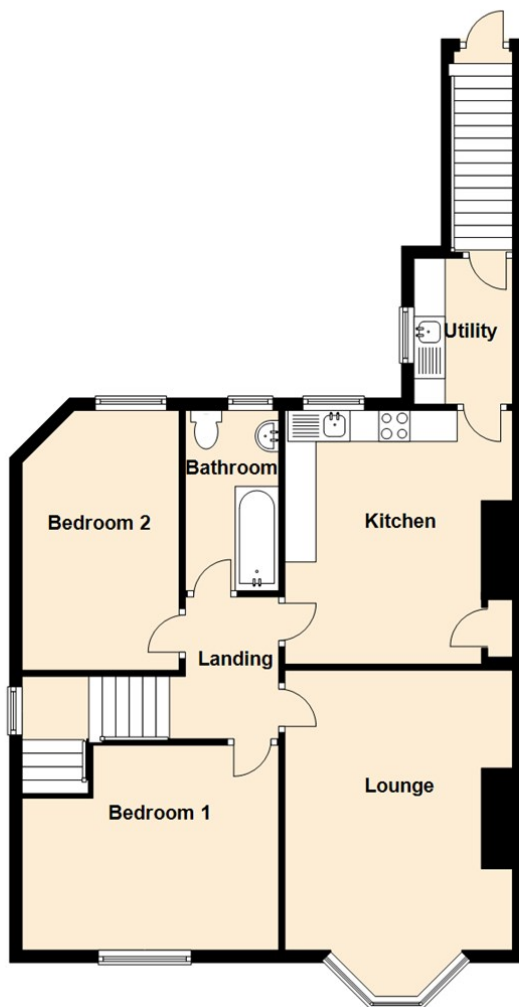
For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.

First Floor



Lounge 17'4" x 11'10" (5.30 x 3.63)

Kitchen 13'2" x 11'10" (4.03 x 3.62)

Bedroom One 13'4" x 10'5" (4.08 x 3.19)

Bedroom Two 13'6" x 8'1" (4.14 x 2.48)

Energy Efficiency Rating

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

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

Gosforth
High Heaton
Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

