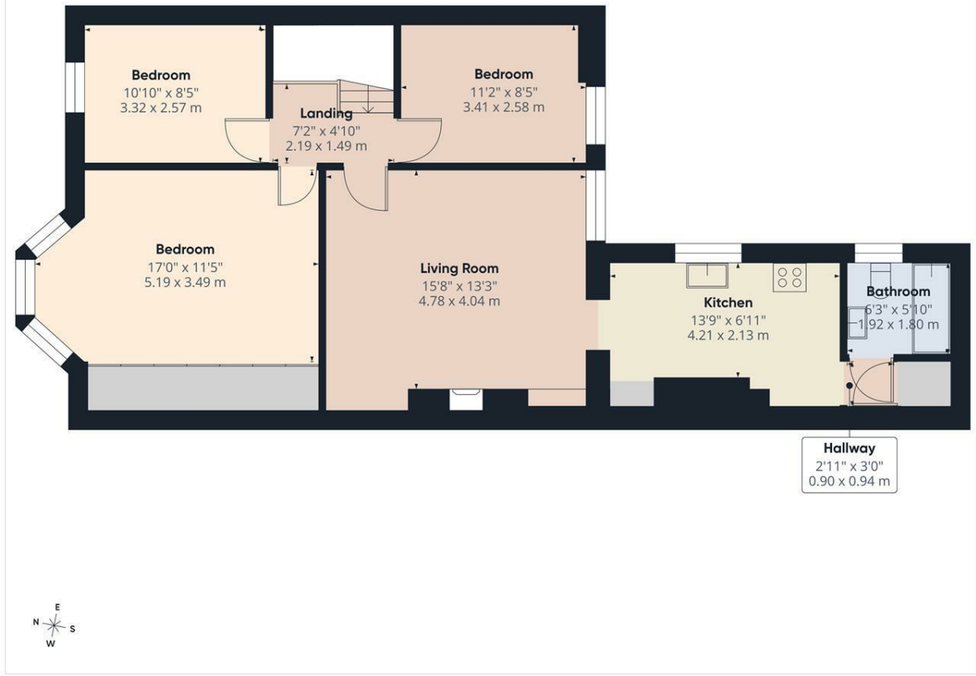
Brannen&Partners

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Queen Alexandra Road, North Shields



Approximate total area(1)

828 ft²

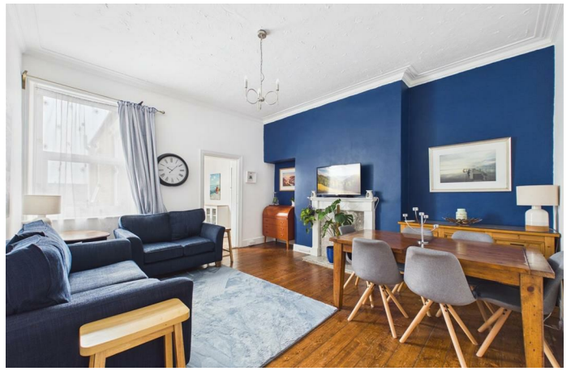
76.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £170,000

Description

LARGER STYLE THREE BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS

We welcome to the market this spacious three bedroom first floor flat, conveniently located close to local shops and amenities in North Shields. Boasting well proportioned rooms, high ceilings, stripped floorboards and a private rear yard.

Briefly comprising: Private entrance vestibule leading to the hallway where stairs lead to the first floor landing. The spacious living room offers a comfortable space to relax with ample space for a dining table and chairs. Moving through to the rear of the property is a well equipped kitchen, fitted wall and base units provide storage as well as including an integrated gas hob, electric oven, extractor hood, plumbing for a washing machine and space for a freestanding fridge/freezer.
An inner lobby gives access to the bathroom, comprising a bath with shower over, hand basin and W.C. From the lobby are stairs down to the rear yard.

There are three good sized bedrooms, one of which is particularly generous in size featuring sliding fitted wardrobes and a large bay window allowing plenty of light to fill the room. There is loft access via a drop down ladder from one of the bedrooms, offering additional storage if required.

Externally to the rear is a private yard.

This property is located in North Shields close to the thriving Fish Quay and to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus and Metro links. The property is within walking distance to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Longsands Beach. Tynemouth Golf Club is a short walk away with the beautiful natural surroundings of Northumberland Park which is ideal for pleasant walks.

Entrance Vestibule

Hallway

Lounge/Diner
15'8" x 13'3"

Kitchen
13'9" x 6'11"

Bathroom
6'3" x 5'10"

Bedroom One
17'0" x 11'5"

Bedroom Two
11'2" x 8'5"

Bedroom Three
10'10" x 8'5"

Externally
To the rear is a private yard.

Tenure
Leasehold











