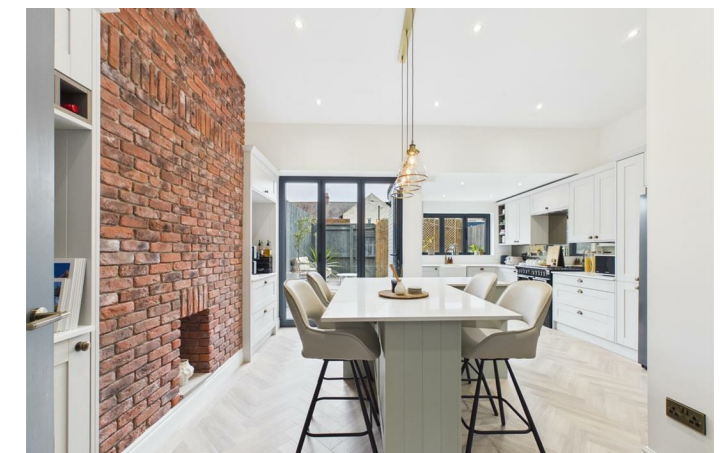
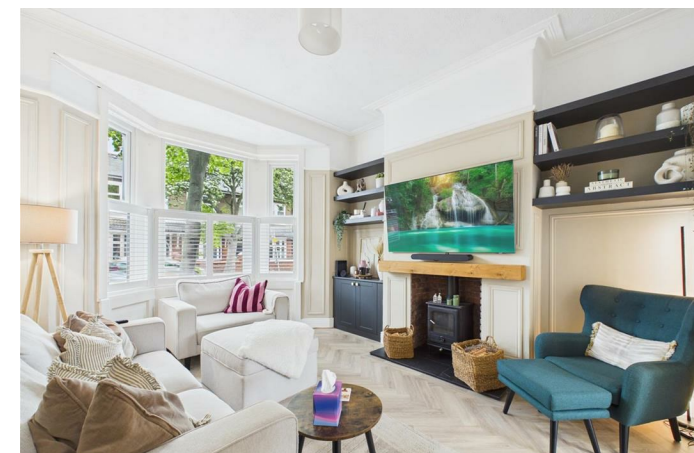




Queen Alexandra Road, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	71	
(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	

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.

Price Guide £320,000

Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS FULLY REFURBISHED THREE BEDROOM TERRACED PERIOD PROPERTY WITH A PRIVATE SOUTH FACING YARD SITUATED IN NORTH SHIELDS

We are delighted to welcome to the market this beautifully appointed three bedroom terraced property, conveniently located close to local shops and amenities in North Shields. Boasting stunning interiors, open plan living, modern bathroom, high end finish throughout and a south facing private yard. Must be seen!

Briefly comprising: Entrance to an inviting hallway where quality Amtico flooring flows throughout the whole of the ground floor. Overlooking the front of the property is a beautifully presented living room, featuring a large bay window with fitted shutters, decorative coving, built in alcove storage and shelving and an attractive fireplace housing a log burning stove. Double doors lead to an impressive open plan kitchen/diner, benefitting from plenty of natural light due to bi-folding doors and windows as well as full height glazing to the rear yard. The stylish kitchen has been thoughtfully designed with Quartz worktops and a Belfast sink, quality wall and base units including an island provide plenty of storage as well as seating. Integrated appliances include a dishwasher, extractor fan, space for a Range style oven and fridge/freezer.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are doubles in size, one of which has fitted wardrobes providing additional storage. The modern bathroom comprises a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a private south facing yard, timber decking and a paved patio offers a pleasant seating area. To the front is a low maintenance town garden.

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 Long Sands Beach. Tynemouth Golf Club is a short walk away with the beautiful natural surroundings of Northumberland Park which is ideal for pleasant walks.

Entrance hallway

Living Room

14'11" x 11'11"

Kitchen/Diner

16'7" x 16'2"

Bedroom One

12'7" x 10'10"

Bedroom Two

12'5" x 11'7"

Bedroom Three

8'5" x 6'10"

Bathroom

6'10" x 6'3"

Externally

To the rear is a private south facing yard, timber decking and paved patios offer a pleasant seating area. To the front is a low maintenance town garden.

Tenure

Freehold

