



Queen Alexandra Road, North Shields



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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	48	
(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

**** DECEPTIVELY SPACIOUS FOUR BEDROOM TERRACED PROPERTY WITH PRIVATE YARD PROVIDING OFF STREET PARKING SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA OF NORTH SHIELDS ****

Brannen & Partners are delighted to welcome to the market this wonderful four bedroom family home. Benefitting from spacious accommodation, two reception rooms, two bathrooms and yard providing off street parking if required.

Briefly comprising: Entrance into a welcoming hallway with stairs leading to the first floor. The living room overlooks the front of the property boasting a large bay window, high ceilings, decorative coving and a feature fireplace with a gas fire. The large open plan dining/family room is perfect for family living and entertaining friends. A door leads to the modern kitchen which is well equipped with fitted wall and base units which include an induction hob, extractor fan, electric oven, fridge, freezer and dishwasher. An inner lobby offers access to a shower room with a walk in shower, hand basin and W.C., a door opens out to the rear yard.

To the first floor are four good size bedrooms. The main bedroom benefits from a dressing room leading to a stylish en-suite which consists of a free standing bath, separate walk in shower, hand basin and W.C. Externally to the rear is a private yard with an up and over door providing off street parking for two cars if required, there is also a large secure lock up. To the front is a low maintenance town garden.

North Shields offers a wide range of amenities, it is close to major road links providing ease of access to other local towns, the coast and Newcastle City Centre as well as good bus links. North Shields Fish Quay is only a short walk away and has an extensive range of cafés and restaurants. Tynemouth Village is also within walking distance and offer an elite range of cafe's and restaurants as well as the award winning Long Sands Beach.

Entrance Hallway

Living Room
16'3" x 15'8"

Dining/Family Room
23'6" x 12'11"

Kitchen
10'5" x 8'5"

Shower Room
9'5" x 6'1"

Bedroom One
14'7" x 12'11"

Dressing Room
10'5" x 8'5"

En-suite
9'9" x 9'5"

Bedroom Two
16'9" x 14'7"

Bedroom Three
9'9" x 8'7"

Bedroom Four
9'6" x 8'7"

Externally

To the rear is a private yard with an up and over door providing off street parking for two cars if required, there is also a secure lock up.

To the front is a low maintenance town garden.

