



Alexandra Gardens, North Shields

£390,000

 4  2  2  D

RICHARDSONS 







# Alexandra Gardens North Shields, NE29 0SH

- DETACHED FAMILY HOME
- GARAGE
- NO UPPER CHAIN
- EXCELLENT CONDITION
- FOUR BEDROOMS
- GREAT LOCATION
- CUL-DE-SAC
- Epc rating D

£390,000



Richardsons welcome to the market this immaculate family home, positioned perfectly within the prestigious Alexandra Gardens which offers the perfect location for access to all the local hotspots while being tucked away in a private cul-de-sac. Ideal for young families or a couple looking for a quiet area while still having easy reach to amenities and transport.

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. North Shields Fish Quay has an extensive range of cafés and restaurants, Tynemouth Village is also within walking distance and offers an elite range of cafes and restaurants as well as the award winning Long Sands Beach

Council Tax - D  
Tenure - Freehold





### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

<b>Living Room</b>	11'7" x 13'10" (3.55 x 4.23)
<b>Kitchen</b>	9'5" x 11'10" (2.88 x 3.63)
<b>Conservatory</b>	12'3" x 9'9" (3.74 x 2.98)
<b>Dining Room</b>	9'5" x 8'11" (2.89 x 2.73)
<b>Downstairs WC</b>	6'4" x 2'9" (1.94 x 0.84)
<b>Utility Room</b>	6'9" x 4'9" (2.08 x 1.46)
<b>Primary Bedroom</b>	11'11" x 12'0" (3.65 x 3.68)
<b>En- Suite</b>	6'9" x 4'8" (2.08 x 1.44)
<b>Secondary Bedroom</b>	9'10" x 9'8" (3.01 x 2.97)
<b>Third Bedroom</b>	9'5" x 8'6" (2.89 x 2.61)
<b>Fourth Bedroom</b>	6'10" x 11'4" (2.09 x 3.46)
<b>Bathroom</b>	5'5" x 6'9" (1.67 x 2.07)
<b>Garage</b>	8'2" x 16'8" (2.5 x 5.1)

The driveway offers off-street parking leading to the attached garage.

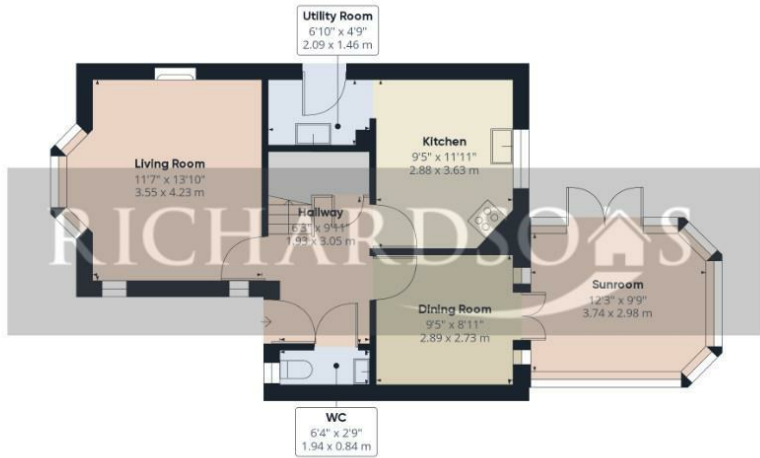
### Garden

Externally, to the rear is a well maintained garden and patio area positioned well for privacy and sun, the driveway offers off-street parking.

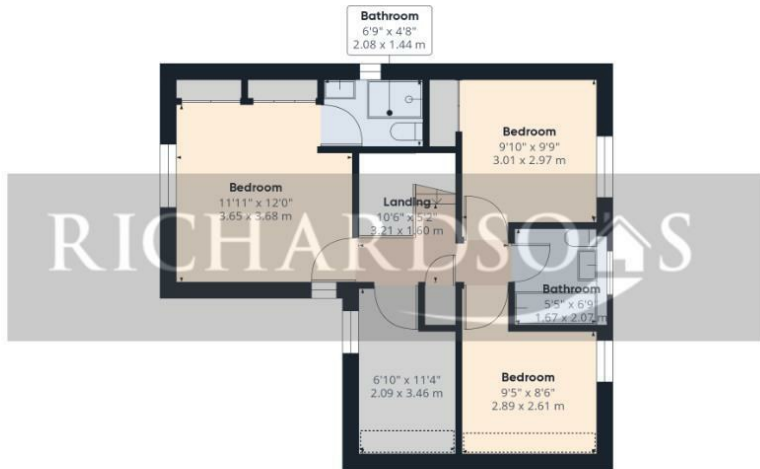








Ground floor



Floor 1

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Approximate total area<sup>m</sup>

1191.64 ft<sup>2</sup>  
110.71 m<sup>2</sup>

Reduced headroom

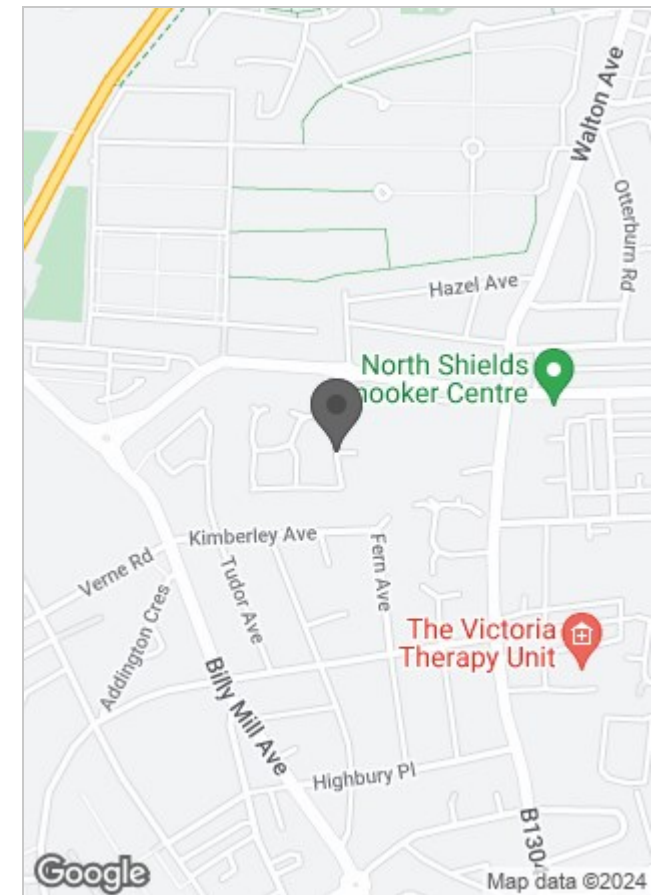
23.4 ft<sup>2</sup>  
2.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 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		
<b>England &amp; Wales</b>	67	78
	EU Directive 2002/91/EC	

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

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.