

**168 QUEEN ALEXANDRA ROAD
NORTH SHIELDS NE29 9AL
£875 PER MONTH**



- TWO BEDROOM GROUND FLOOR FLAT
- CONTEMPORARY KITCHEN AND BATHROOM WC
- FRONT TOWN GARDEN AND PRIVATE SOUTH FACING REAR YARD
- AVAILABLE END OF NOVEMBER & UNFURNISHED
- SOUGHT AFTER RESIDENTIAL LOCATION
- DETACHED GARAGE
- EPC RATING C

Embleys are delighted to be instructed on this beautiful and characterful ground floor flat which is perfectly located in a highly sought after location and is available end of November, unfurnished and is ideal for a range of tenants.

With over 950 square foot of accommodation this lovely property consists of a vestibule, entrance hallway with doors leading to two spacious bedrooms and a lounge. From the lounge there is a contemporary kitchen benefitting from a range of units with contrasting worktops, single oven and four ring hob. There are doors leading to a modern bathroom WC with panelled bath and rainfall shower over, vanity washbasin and low level WC and a further door giving access to the rear yard. Externally this property benefits from a front town garden and a South facing private rear yard with access to a detached garage.

The generous size and superb layout of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization.

North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers and families.

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VESTIBULE

ENTRANCE HALLWAY

LOUNGE
15'3" x 14'3"

KITCHEN
13'4" x 8'6"

BEDROOM ONE
16'9" x 15'7"

BEDROOM TWO
11'7" x 8'4"

BATHROOM WC
6'1" x 5'10"

FRONT GARDEN

REAR YARD

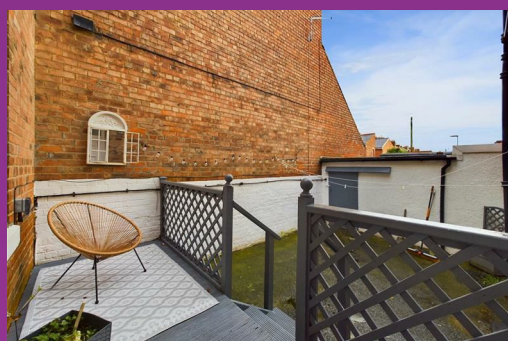
DETACHED GARAGE
16'5" x 9'0"



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Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

Appliances and Services

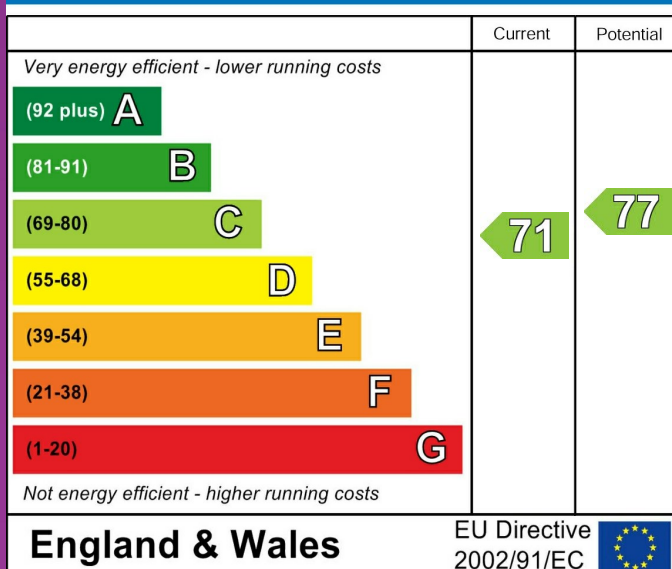
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

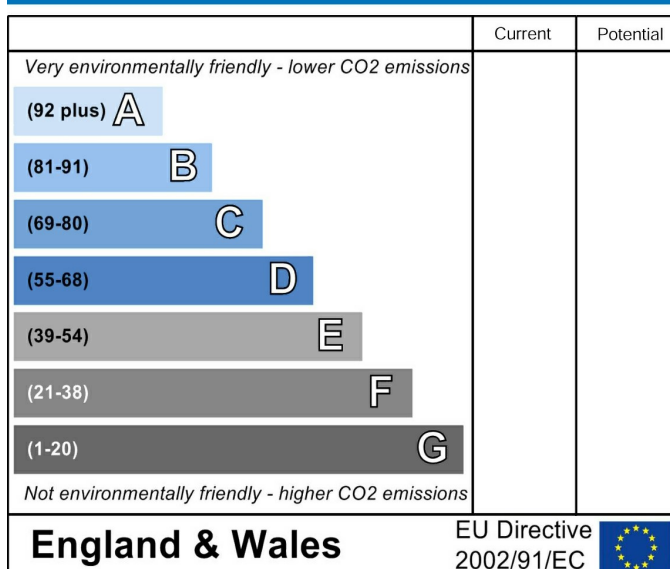
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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