







- First Floor Flat
- Ideal First Time Buy
- Short Commute to Beach
- Gas Central Heating
- Viewing Recommended
- Great Location
- Private Driveway To Front
- Double Glazing
- Council Tax band \*A\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/55shPTCFry4>**  
**\*\***

Jan Forster Estates are delighted to welcome to the market this two-bedroom, first floor flat. Located on the popular Queen Alexandra Road West, in North Shields.

Internally the property briefly comprises: - entrance and stairs to the first floor, bright and airy lounge with bay window and feature fireplace, two double bedrooms, kitchen with fitted units and integrated oven and hob, a handy utility area with access to the rear and a modern, tiled bathroom/w.c with three-piece suite.

Externally, there is a driveway to the front for off street parking and there is an easy to maintain garden to the rear with a patio and decked area.

The location of this property is without doubt extremely central and a fabulous variety of local amenities and are within easy reach including cafes, bars, and restaurants. Long Sands Beach and King Edwards Bay are just a few minutes' drive away. The A1058 Coast Road is close by, so you have a direct route to Newcastle City Centre. For the growing family, the property is well positioned for access to very well-regarded schools.

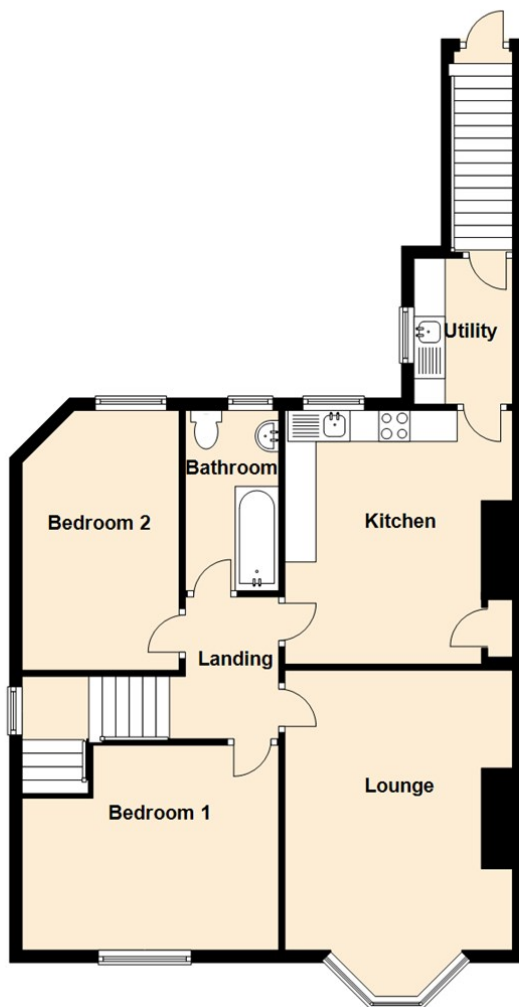
For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.

First Floor




Lounge 17'4" x 11'10" (5.30 x 3.63)

Kitchen 13'2" x 11'10" (4.03 x 3.62)

Bedroom One 13'4" x 10'5" (4.08 x 3.19)

Bedroom Two 13'6" x 8'1" (4.14 x 2.48)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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