



## Queen Alexandra Road

North Shields, NE29 9BE

Offers In Excess Of £150,000



Upper flat located on popular leafy street with excellent transport links and many convenient amenities. With many original features including fireplaces and cornicing, this property is full of charm. Living room with bay window; dining kitchen; utility area; two bedrooms and recently fitted bathroom with shower. There is a private enclosed rear yard with storage and recent gate. Double-glazed throughout bar one window, and with recent gas combi boiler.

This property is priced extremely competitively for a quick sale.



## Entrance Hallway

The private front door opens to a small entrance vestibule, and then on the main hall with stairs up to the main accommodation. At the top of the stairs there is a small landing area with cloak hanging space. the area is carpeted with pendant light fitting; dado rail and single panelled radiator.

## Living Room 14'9 x 12'7 (4.50m x 3.84m)

Located at the front of the property, with bay window, this room boasts many original features such as beautiful intact cornicing and ceiling works, including rose; feature fireplace and window panelling. Having laminate flooring; pendant ceiling light and walls lights; double panelled radiator.

## Dining Kitchen 12'7 x 16'1 (3.84m x 4.90m)

Substantial room to the rear of the property with window overlook the back outdoor space. Fitted with a range of base units and having storage via alcove dresser, fitted with gas hob and electric cooker with extractor. Also with original features including ceiling rose and fire place; and with laminate flooring; chandelier light fitting and double panelled radiator. Ample seating/dining space.

## Utility 8'4 x 6'0 (2.54m x 1.83m)

Accessed via the kitchen, with single glazed window to the side aspect. Housing 2023 combi gas boiler and with space for washing machine/tumble dryer etc. Through to:

## Bathroom 14'01 x 10'01 (4.29m x 3.07m)

Newly fitted with white suite: low-level wc; vanity cabinet basin andd panelled bath with mixer taps; thermostatic shower over and glass screen. Having opaque glazed window to the rear aspect, modern grey tiling; recessed spot lights and chrome heated towel rail.

## Rear Stairs

Providing additional storage space and access to the rear yard.

## Master Bedroom 10'6 x 12'5 (3.20m x 3.78m)

Generous room with window to the side aspect and original fireplace. With carpet flooring; pendant light fitting and double panelled radiator.

## Second Bedroom 8'5 x 10'0 (2.57m x 3.05m)

With a step up into the room. Located at the front of the property with large window allowing for plenty of light; laminate flooring; pendant light fitting and double-panelled radiator.

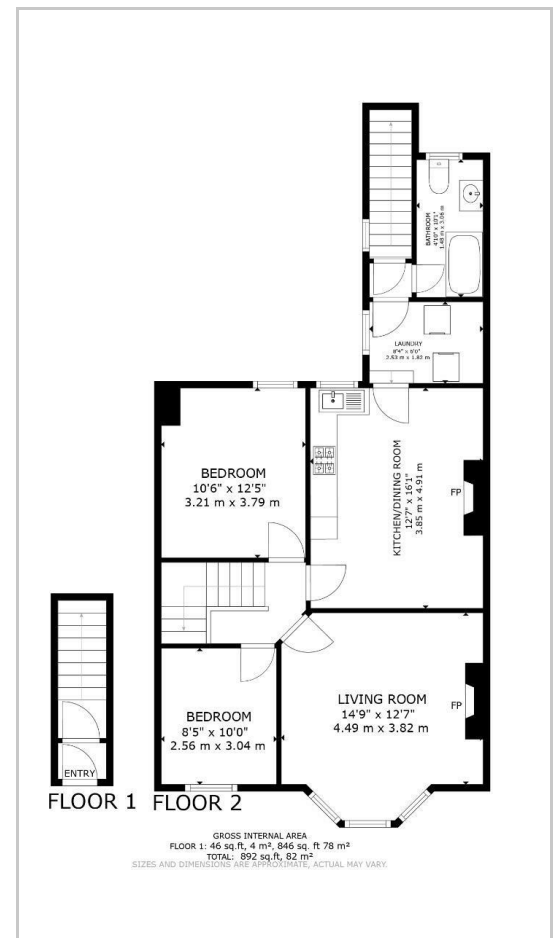
## Yard

Private yard to the rear, enclosed with a recently installed gate and storage cupboard.

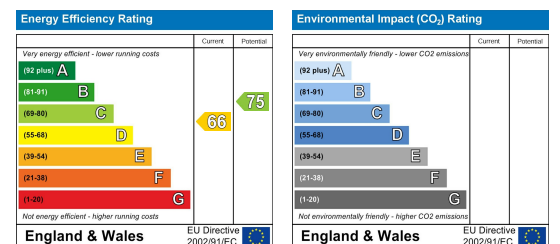
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.