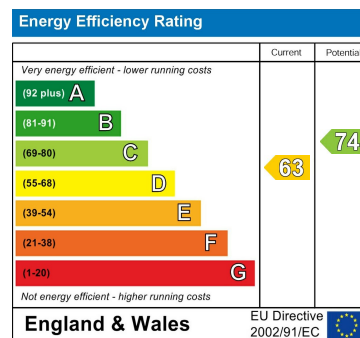




# Queen Alexandra Road, North Shields



**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 £155,000



## Description

WELL PROPORTIONED TWO BEDROOM FIRST FLOOR FLAT SITUATED IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented two bedroom first floor flat conveniently located close to amenities in North Shields. Benefitting from good sized accommodation, spacious lounge/diner and private yard.

Briefly comprising: Private entrance with stairs to the first floor landing leading to all rooms. The generous sized lounge/diner offers a great space featuring an attractive fireplace with a gas fire. The kitchen has fitted units which includes a gas hob, electric oven and extractor fan, an inner lobby leads to the shower room which comprises a step in shower, hand basin and W.C. The inner lobby also gives access to a staircase down to the rear yard. There are two bedrooms which both benefit from fitted wardrobes providing additional storage.

Externally to the rear is a private yard.

Located in North Shields this property is within walking distance to good local shops and amenities. Tynemouth Village is also within easy reach offering an elite selection of local shops, bars and restaurants as well as the award winning Long Sands Beach.

## Entrance Hallway

**Lounge/Diner**  
22'0" x 13'9"

**Kitchen**  
9'4" x 7'4"

**Shower Room**  
6'0" x 3'11"

**Bedroom**  
14'2" x 13'10"

**Bedroom**  
9'6" x 7'10"

**Externally**  
To the rear is a private yard.

**Tenure**  
Leasehold

