



Queen Alexandra Road North Shields

A beautiful, period, Victorian terraced home, located on this highly sought after, tree lined street. Close to local shops, bus routes, schools and amenities. Updated throughout, with impressive hallway, lounge with feature bay window and original sash windows with leaded light inserts. Separate, re-fitted and designed dining kitchen with beautiful, contemporary kitchen, integrated appliances, spacious landing, three bedrooms, the principle with feature bay, family bathroom, superb sized loft room, perfect for storage or hobby room. Gas radiator central heating system, recent damp-proof course. Private, south facing rear patio garden with parking, front forecourt garden.

£260,000

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Entrance Door to:

ENTRANCE HALLWAY: original, turned staircase up to the first floor, wood flooring, storage cupboard, door to:

LOUNGE: (front): 14'8 x 11'9, (4.47m x 3.58m), into alcoves and feature bay window with original sash windows and stained leaded light inserts, beautiful feature fireplace with exposed brick recess and tiled hearth, original wood flooring, cornice to ceiling, radiator



DINING KITCHEN: (rear): 18'1 x 12'3, (5.51m x 3.73m), a stunning, re-fitted kitchen, incorporating a range of stylish and contemporary base, wall and drawer units, co-ordinating worktops, integrated electric oven and hob, cooker hood, fridge and freezer, single drainer sink unit with mixer taps, brick effect tiling, spotlights to ceiling, radiator, double glazed window, laminate flooring, plumbed for automatic washing machine, door out to the rear patio garden



FIRST FLOOR LANDING AREA: staircase up to the second floor, door to:

BEDROOM ONE: (front): 11'9 x 10'9, (3.58m x 3.28m), into alcoves and two original sash windows with stained leaded light windows, radiator, laminate flooring

BEDROOM TWO: (rear): 12'6 x 11'5, (3.81m x 3.48m), into alcoves, radiator, double glazed window

BEDROOM THREE: (front): 8'5 x 6'9, (2.57m x 2.06m), radiator, original stained leaded light window



BATHROOM: family bathroom, comprising of, bath, electric shower, pedestal washbasin, low level w.c. with push button cistern, double glazed window, radiator, laminate flooring, double glazed window

SECOND FLOOR LANDING: through to:

LOFT ROOM: (dual aspect): 16'9 x 15'6, (5.11m x 4.72m), restricted headroom and maximum measurements, storage into the eaves, two Velux windows, spotlights to ceiling, radiator

EXTERNALLY: south facing rear patio garden with electric, up and over garage door, front forecourt garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Parking to Rear

MINING The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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