

SIGNATURE

NORTH EAST

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📍 Queen Alexandra Road, North Shields NE29 9AS

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Offers Over £180,000

Signature North East are delighted to welcome this well-presented two-bedroom ground floor Tyneside flat to the market, ideally located in the highly sought-after area of North Shields, close to the desirable locations of both Tynemouth and North Shields town centre. This fantastic location benefits from excellent access to a wide range of amenities, including shops, well-regarded schools, parks, and superb transport links, offering convenient connections to Newcastle city centre and the stunning coastline.

The property benefits from a range of period features throughout and has been thoughtfully decorated to remain in keeping with its original character, while incorporating a modern finish.

Upon entering the property, you are welcomed into a central hallway, complete with two fitted storage cupboards. From here, you step into the impressive family/dining room, a beautiful space featuring parquet flooring, a charming fireplace, a cosy dining nook and built-in shelving units. This room also provides access to the rear yard. The space flows seamlessly into the kitchen, which offers a wealth of storage through attractive wall and base units, complemented by ample worktop space and integrated appliances including a microwave, dishwasher, fridge freezer and washing machine.

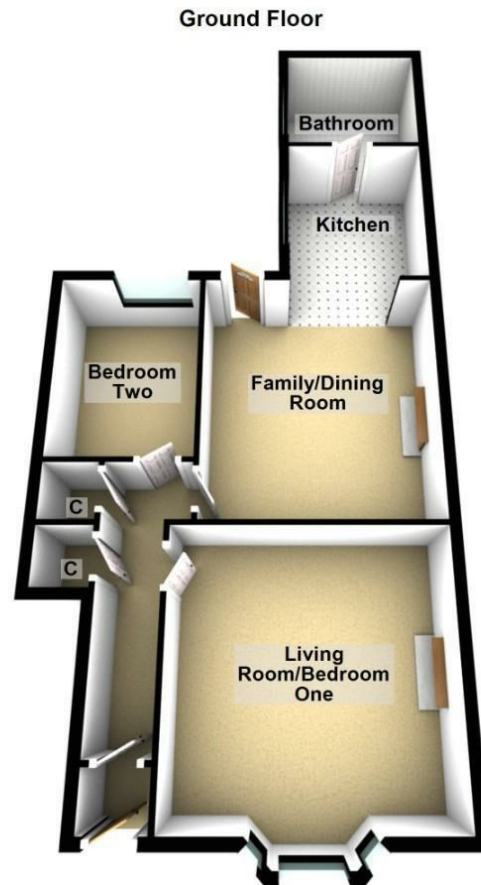
Continuing through the property, you will find a generously sized front bedroom, currently utilised as a living room. This bright and airy space boasts parquet flooring, a bay window allowing plenty of natural light to flood in and ample room for a range of furnishings, alongside a beautiful fireplace. The second bedroom is also well-proportioned and can accommodate a range of furnishings. Completing the internal accommodation is the bathroom, located to the rear, fitted with a roll top bath, rainfall shower, hand basin, and W.C.

Externally, the property benefits from a front garden and a charming private rear yard, ideal for outdoor seating and entertaining. There is also a useful, large outhouse providing additional storage space. On-street parking is available to the front, adding further convenience to this attractive home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 71.6 sq. metres (770.5 sq. feet)

Measurements:

Family / Dining Room
14'9" x 13'5"

Kitchen
9'8" x 8'4"

Living Room / Bedroom One
17'5" x 14'10"

Bedroom Two
11'2" x 8'3"

Bathroom
8'2" x 7'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		





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