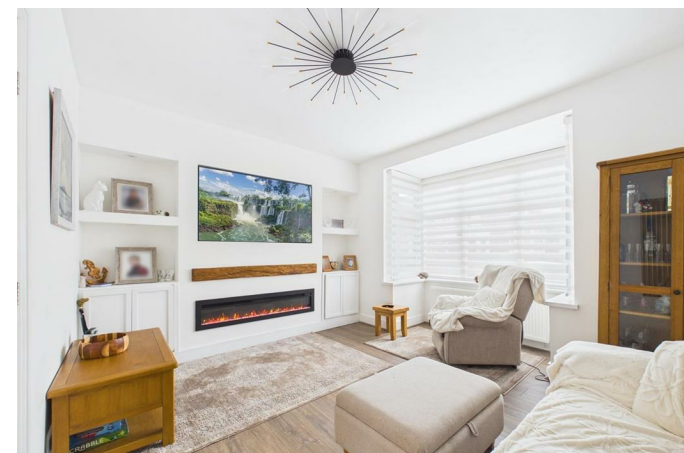




# Queen Alexandra Rd West, North Shields



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



**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.

Offers Over £265,000

## Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY WITH A GARAGE SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this attractive three bedroom semi detached home situated in North Shields. Conveniently located close to local shops and amenities, benefitting from modern interiors, three good sized bedrooms, private rear garden, detached garage and driveway parking.

Briefly comprising: Entrance to an inviting hallway leading to all ground floor rooms, stairs to the first floor and a built in storage cupboard. Overlooking the front of the property is a bright and airy living room, featuring a box bay window, built in alcove storage with shelving and lighting and an inset electric fire. The well equipped kitchen has a good range of fitted wall and base units, integrated appliances include a gas hob, electric oven, extractor fan, dishwasher, space for a fridge/freezer and plumbing for a washing machine. To complete the ground floor is a fully tiled modern bathroom, comprising a bath with shower over, hand basin housed within a vanity unit, W.C. and heated towel rail.

To the first floor are three good sized bedrooms, one of which benefits from fitted wardrobes providing additional storage.

Externally to the rear is a private garden laid to lawn with a patio area and access to the garage. To the front is driveway parking.

Located in North Shields this property has excellent road links to Newcastle City Centre and other coastal towns. It is within close proximity to good local shops, schools and amenities. Tynemouth Village is also within easy reach, offering a good selection of local shops and restaurants as well as the award winning Long Sands Beach.

## Entrance Hallway

### Living Room

13'1" x 10'9"

### Kitchen

14'6" x 7'6"

### Bathroom

8'0" x 7'4"

### Bedroom One

13'10" x 10'11"

### Bedroom Two

13'4" x 7'3"

### Bedroom Three

8'5" x 7'6"

### Externally

Externally to the rear is a private garden laid to lawn with a patio area and access to the garage. To the front is driveway parking.

### Tenure

Freehold

