



Queen Alexandra Road | North Shields | NE29 9BD

**£183,000**

A spacious and characterful first floor flat set within a handsome period terrace on Queen Alexandra Road. With three bedrooms, a refitted kitchen and a surprisingly substantial loft space, the property provides both practicality and flexibility. The living room is a bright and welcoming space, offering excellent proportions for everyday living and relaxation. Its open connection through to the kitchen creates a natural flow between the spaces while still allowing each room to retain its own identity. The kitchen has been stylishly refitted with contemporary handleless cabinetry, integrated oven and hob, stainless steel extractor and mosaic tiled splashback. The clean, modern finish is complemented by a sliding barn-style door which adds a touch of character to the space. A practical advantage of the layout is the inclusion of both a separate WC and a modern shower room. The shower room is finished with warm-toned tiling and features a walk-in shower, vanity unit and heated towel rail. The three bedrooms are all well-balanced. The principal bedroom sits to the front of the property and enjoys a bay window, creating a bright and spacious room. The second bedroom provides another comfortable double, while the third bedroom offers flexibility as a guest room, nursery or home office. Above, the loft space adds an additional dimension to the property. Accessed via a hatch from the landing, the area is boarded with exposed beams and provides excellent storage with further potential for a variety of uses. Externally, the property benefits from a private rear yard with brick outbuilding, providing a low-maintenance outdoor space.

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## THREE BEDROOM UPPER FLAT

**GENEROUS PRINCIPAL  
BEDROOM WITH BAY  
WINDOW**

**NO ONWARD CHAIN**

## PRIVATE REAR YARD

**LARGE ACCESSIBLE  
BOARDED LOFT  
SPACE**

**HIGH CEILINGS AND  
STRONG ROOM  
PROPORTIONS**

For any more information regarding the property please contact us today

**LANDING:** Stairway to ground floor entrance, loft access hatch, door to:  
**BEDROOM ONE 13'2" x 16'6" (4.01m x 5.03m)** into bay and alcove: Sash style windows, radiator, feature fireplace, decorative cornicing.

**BEDROOM TWO 9'1" x 11'4" (2.77m x 3.45m):** Sash style window, radiator.

**BEDROOM THREE 8'6" x 10'9" (2.59m x 3.28m)** into alcove: Sash style window, radiator.

**LIVING ROOM 12'6" x 15'3" (3.81m x 4.65m)** into alcove: Sash style window, radiator, decorative cornicing, open to:

**KITCHEN 7'8" x 7'6" (2.34m x 2.29m):** Wall, base and drawer units, work surfaces, electric hob, cooker hood, oven, microwave, fridge, freezer, double glazed UPVC window, radiator, tiled splashback.

**SHOWER ROOM 8'2" x 4'7" (2.49m x 1.40m):** Vanity basin, walk-in shower enclosure, tiled walls, tiled floor, frosted window, chrome towel radiator.

**SEPARATE W.C 3'10" x 7'4" (1.17m x 2.24m):** Low level cistern W.C, frosted window, combi boiler.

**LOFT SPACE:** Accessed via hatch from landing. Exposed beams, substantial storage area, excellent head height, skylight window.

**EXTERNAL:** Private rear yard with brick-built storage and secure gated access.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains/Gas  
Broadband: "Cable/FTTC/FTTP/  
Mobile Signal Coverage Blackspot: No  
Parking: Street

#### 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
Length of Lease: 999 years from 03.10.1983  
Tyneside lease. No ground rent or service charges

**COUNCIL TAX BAND: A**

**EPC RATING: D**

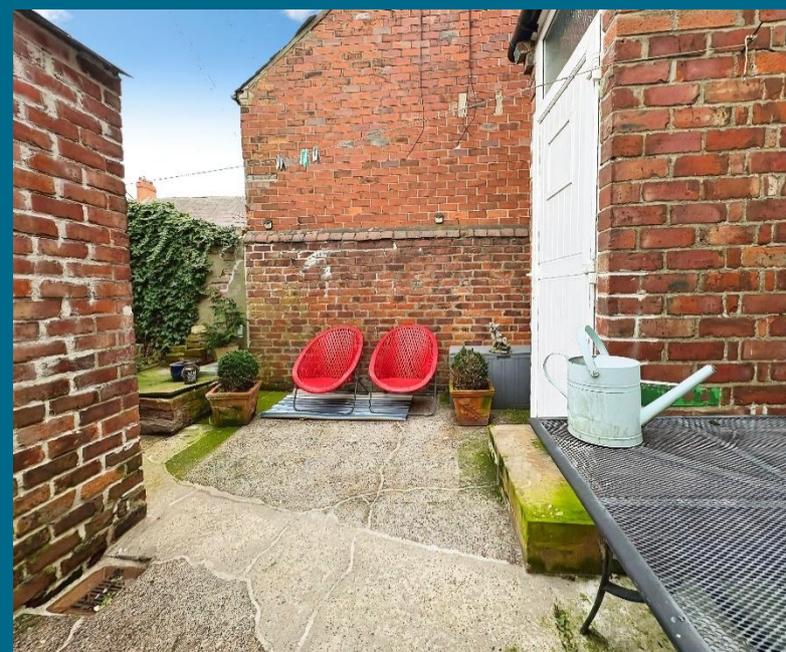
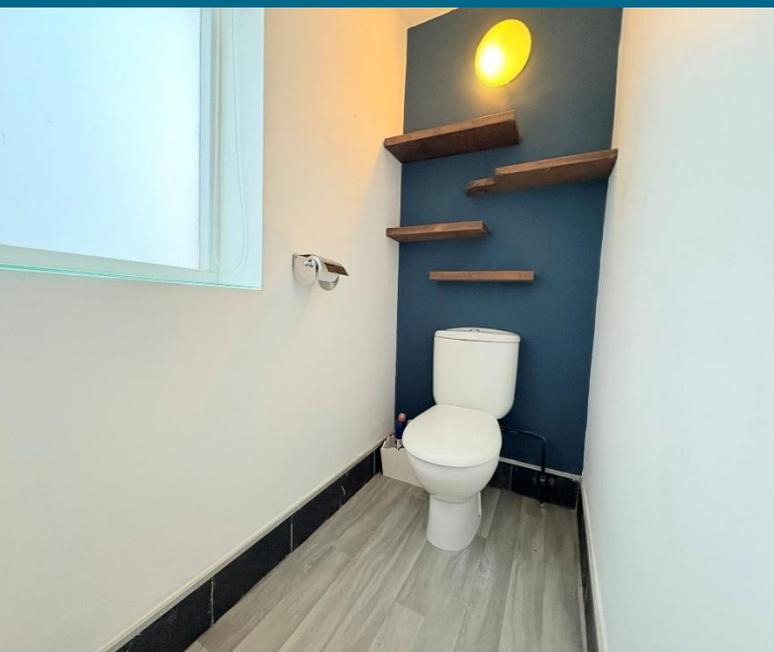
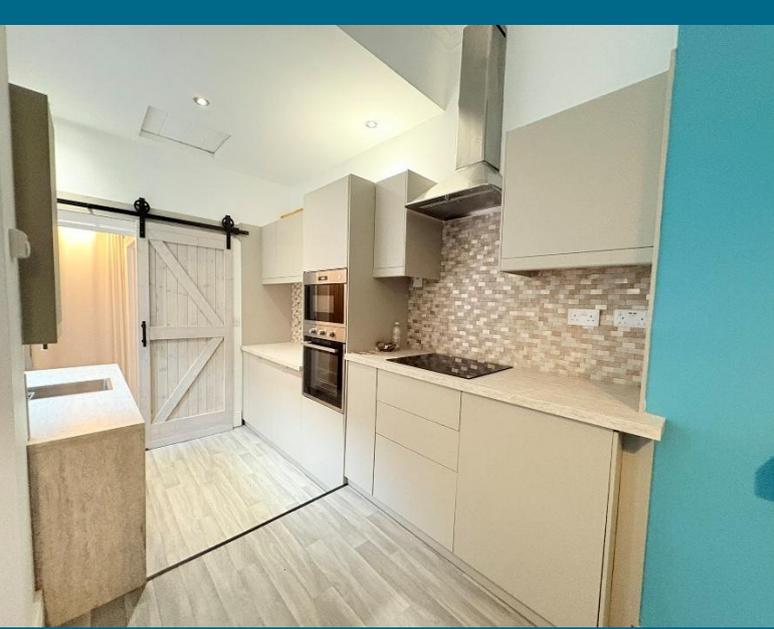
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**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.

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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