



Queen Alexandra Road North Shields

Beautifully located on this sought after, tree lined street, this three story, period terrace is circa 1911 and oozes space, charm and light. With a second floor conversion boasting a principle bedroom with Velux windows and contemporary en-suite shower room there are also three further spacious bedrooms on the first floor. You are greeted by a spacious entrance hallway, lounge with feature bay window, fireplace and gas coal effect fire, there is a separate dining room with gorgeous cast iron fireplace, the breakfasting kitchen boasts measurements of 18'3 x 6'8, with breakfast bar, stylish units and range cooker. To the first floor are three bedrooms and a splendid, re-fitted bathroom with shower off. The private rear town garden also has an up and over door for off street parking and a front forecourt garden. No onward chain, gas radiator central heating system and double glazing. Superbly positioned, close to local bus routes, schools, shops and amenities.

Approximately a 15 minute walk from Tynemouth Village.

£280,000

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Double Glazed Entrance Door with Leaded Light Panes and Top Panel: Opening to:

ENTRANCE HALLWAY: turned feature staircase to the first floor, wood effect laminate, radiator, under-stair cupboard, door to:



LOUNGE: (front): 15'1 x 11'6, (3.51m x 4.59m), with measurements into feature double glazed bay window and alcoves, laminate flooring, radiator, feature fireplace, gas, living flame fire, cornice to ceiling

DINING ROOM: (rear): 13'7 x 10'7, (4.15m x 3.22m), with measurements into alcoves, radiator, double glazed window, storage cupboard built into alcoves, wall lights, laminate flooring, radiator, cornice to ceiling, open through to:



BREAKFASTING KITCHEN: 18'3 x 6'8, (5.56m x 2.03m), stylish, extended, modern family breakfasting kitchen, incorporating a range of base, wall and drawer units, high gloss roll edge worktops, breakfast bar, Range cooker, plumbing for dishwasher and automatic washing machine, single drainer sink unit with mixer taps, spotlights to ceiling, radiator, double glazed window, tiled splashbacks, double glazed door out to the rear town garden

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



FAMILY BATHROOM: (rear): a gorgeous, re-fitted bathroom, comprising of, bath with hot and cold mixer taps, shower off and additional Forest Waterfall spray, floating, contemporary vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, double glazed window, tiled floor, panelled walls and ceiling

BEDROOM TWO: (front): 12'4 x 9'5, (3.76m x 2.87m), excluding depth of two fitted double wardrobes, radiator, double glazed window

BEDROOM THREE: (rear): 10'8 x 10'5, (3.25m x 3.15m), into alcoves, radiator, double glazed window

BEDROOM FOUR: (front): 9'5 x 7'0, (2.9m x 2.13m), radiator, double glazed window

SECOND FLOOR:

BEDROOM ONE: (dual aspect): 17'4 x 16'5, (4.98m x 3.28m), maximum measurements including stairwell access, two double fitted wardrobes providing excellent hanging and storage, additional storage into the eaves, radiator, four large Velux windows, door to:

EN-SUITE SHOWER ROOM: (rear): Large Velux window, shower cubicle with chrome shower and additional Forest Waterfall spray, stylish glass on bench sink with mixer taps, low level w.c. with push button cistern, tiled floor, chrome ladder radiator

EXTERNALLY: Private and enclosed rear town garden, paved with up and over garage door for off street parking, Victorian, front town garden

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

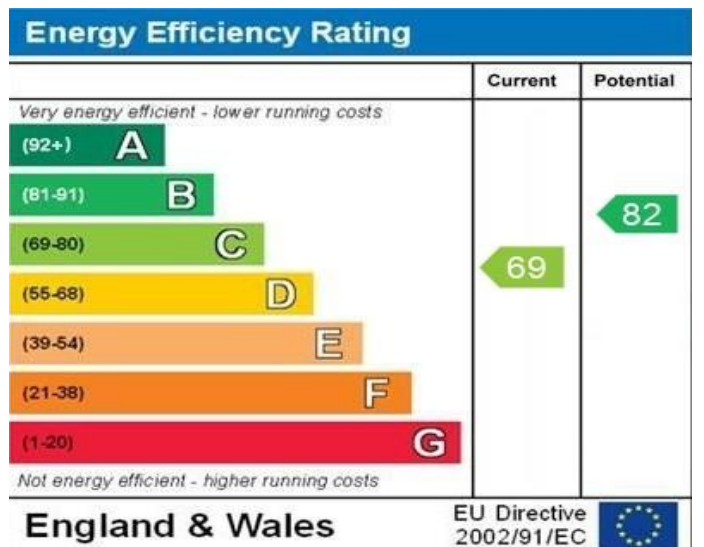
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: B

WB1518.AI.AI.23/07/23.V.1





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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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