



Queen Alexandra Road West North Shields

A gorgeous 1930's semi-detached home, with some beautiful, original features throughout! With a fabulous aspect, overlooking the allotment area to the rear and superbly located in the quieter Westerly end of this sought after, tree lined road. Close to the A1058 City Centre and A19 North and South, within walking distance to bus routes, shops and local schools, the location is excellent! The property itself is in need of some updating but has superb room sizes, spacious hallway with original, turned staircase to the first floor, lounge with feature bay window, fireplace and gas, coal effect fire, generous family dining kitchen with door out to the rear garden, downstairs shower room, three bedrooms to the first floor, the principle bedroom with lovely bay window. The garden is just gorgeous, a fabulous size, with lawn, paving and borders and not directly overlooked, front garden area and driveway. In addition, there is no onward chain, meaning this lovely home can be yours, just as soon as you are ready!

£210,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: gorgeous entrance hall with original, turned staircase to the first floor, double glazed window, original doors with stained leaded light insert, radiator, door to:

LOUNGE: (front): 15'2 x 14'1, (4.62m x 4.29m), into feature double glazed bay window and alcoves, attractive feature fireplace with gas, coal effect fire, coving to ceiling, radiator

DINING KITCHEN: (rear): 15'1 x 7'4, (4.59m x 2.24m), a spacious family dining kitchen with double glazed door out to the rear garden area, the kitchen is fitted with base and base and drawer units, roll edge worktops, central heating boiler, laminate flooring, radiator, double glazed window, tiled splashbacks, plumbed for automatic washing machine

DOWNSTAIRS SHOWER ROOM: shower cubicle, chrome shower, pedestal washbasin, low level w.c., radiator, double glazed window

FIRST FLOOR LANDING AREA: loft access, door to:

BEDROOM ONE: (front): 16'1 x 14'2, (4.90m x 4.32m), with measurements into double glazed bay window and alcoves, radiator

BEDROOM TWO: (rear): 14'0 x 7'0, (4.27m x 2.13m), radiator, double glazed window

BEDROOM THREE: (rear): 8'7 x 7'3, (2.62m x 2.21m), radiator, double glazed window



EXTERNALLY: Beautiful, enclosed rear garden with patio, lawn and borders, the garden is not directly overlooked facing onto the allotment area. Front garden area and driveway

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: A

EPC RATING: TBC

WB5303.AI.DB.09/07/2024.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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