



## Queen Alexandra Road North Shields

A beautiful, period, Victorian terraced home, located on this highly sought after, tree lined street. Close to local shops, bus routes, schools and amenities. Updated throughout, with impressive hallway, lounge with feature bay window and original sash windows with leaded light inserts. Separate, re-fitted and designed dining kitchen with beautiful, contemporary kitchen, integrated appliances, spacious landing, three bedrooms, the principle with feature bay, family bathroom, superb sized loft room, perfect for storage or hobby room. Gas radiator central heating system, recent damp-proof course. Private, south facing rear patio garden with parking, front forecourt garden.

**£275,000**

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)



# Queen Alexandra Road North Shields

Entrance Door to:

**ENTRANCE HALLWAY:** original, turned staircase up to the first floor, wood flooring, storage cupboard, door to:

**LOUNGE:** (front): 14'8 x 11'9, (4.47m x 3.58m), into alcoves and feature bay window with original sash windows and stained leaded light inserts, beautiful feature fireplace with exposed brick recess and tiled hearth, original wood flooring, cornice to ceiling, radiator



**DINING KITCHEN:** (rear): 18'1 x 12'3, (5.51m x 3.73m), a stunning, re-fitted kitchen, incorporating a range of stylish and contemporary base, wall and drawer units, coordinating worktops, integrated electric oven and hob, cooker hood, fridge and freezer, single drainer sink unit with mixer taps, brick effect tiling, spotlights to ceiling, radiator, double glazed window, laminate flooring, plumbed for automatic washing machine, door out to the rear patio garden



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

**BEDROOM ONE:** (front): 11'9 x 10'9, (3.58m x 3.28m), into alcoves and two original sash windows with stained leaded light windows, radiator, laminate flooring

**BEDROOM TWO:** (rear): 12'6 x 11'5, (3.81m x 3.48m), into alcoves, radiator, double glazed window

**BEDROOM THREE:** (front): 8'5 x 6'9, (2.57m x 2.06m), radiator, original stained leaded light window



**BATHROOM:** family bathroom, comprising of, bath, electric shower, pedestal washbasin, low level w.c. with push button cistern, double glazed window, radiator, laminate flooring, double glazed window

**SECOND FLOOR LANDING:** through to:

**LOFT ROOM:** (dual aspect): 16'9 x 15'6, (5.11m x 4.72m), restricted headroom and maximum measurements, storage into the eaves, two Velux windows, spotlights to ceiling, radiator

**EXTERNALLY:** south facing rear patio garden with electric, up and over garage door, front forecourt garden

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Parking to Rear

**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**

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: B**

**EPC RATING: D**

WB2964.AI.DB.24.02.2025.V.1





**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.

**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.

**16 Branches across the North-East**

