

SIGNATURE

NORTH EAST

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📍 Queen Alexandra Road West, North Shields NE29 9AA

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Offers Over £175,000

We are delighted to welcome to the market this well-presented two-bedroom first floor Tyneside flat, situated on Queen Alexandra Road West in North Shields. The property is located within a popular residential area, well placed for a convenient coastal and commuter lifestyle. It offers easy access to local shops, schools and everyday amenities, while also being within a short drive of the coast and green spaces, ideal for leisure and family time. Excellent transport links provide straightforward connections into Newcastle and surrounding areas, making it a practical choice for commuters.

Upon entering the property, you are welcomed into a central landing which provides access to all main rooms. The spacious living room is positioned to the front and offers ample space for a range of furnishings, centred around a feature fireplace, with a large bay window allowing for an abundance of natural light, creating a bright and welcoming feel. The kitchen/diner provides a good range of base units for storage along with ample countertop space, and can accommodate a dining table. A useful storage cupboard is also included. From the kitchen, there is access through to the utility room, currently serving as an office, which features built-in units and leads directly out to the rear garden.

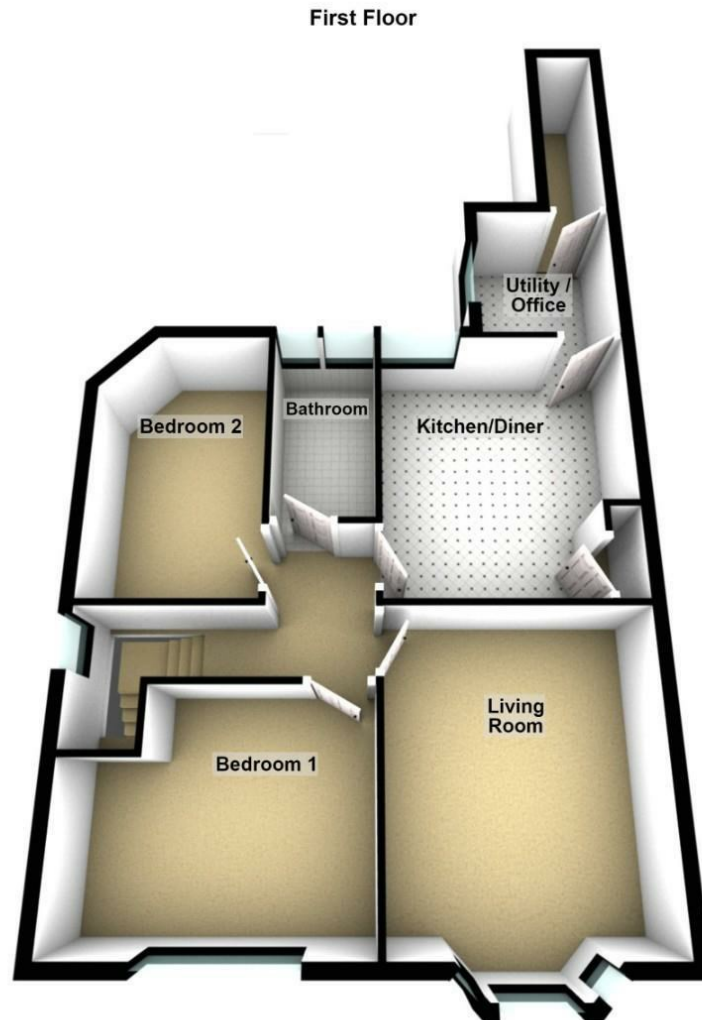
Continuing through the property, there are two well-proportioned bedrooms, both of which are able to accommodate a double bed along with additional furnishings. Completing the internal accommodation is the bathroom, fitted with a bath and overhead shower, wash hand basin and WC.

Externally, the property benefits from a generously sized rear garden, offering an excellent space for outdoor furniture and relaxation. To the front, there is the added advantage of off-street parking via a driveway.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Measurements:

Living Room
14'1" x 11'10"

Kitchen / Diner
13'3" x 6'6"

Utility / Office
7'2" x 6'10"

Bedroom One
10'5" x 13'4"

Bedroom Two
13'3" x 8'2"

Bathroom
9'6" x 4'9"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		





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