



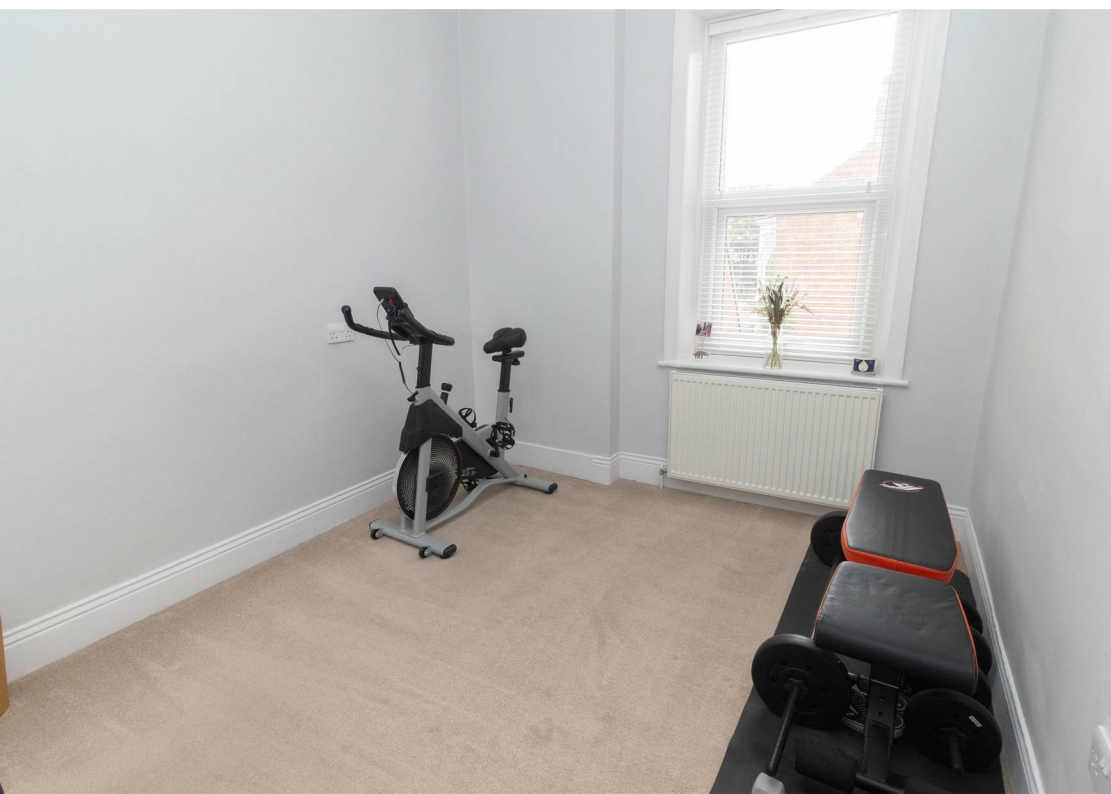




- First Floor Flat
- Three Bedrooms
- Short Drive to Beach
- Leasehold
- Ideal First Time Buy
- Great Location
- Shared Rear Yard
- Excellent Amenities Nearby
- Council Tax Band \*A\*
- Call For More Information







**\*\* Video Tours on our YouTube Channel |  
<https://youtu.be/6LRAQqToYKA> \*\***

This charming, well presented, first floor flat is positioned on the popular Queen Alexandra Road in North Shields and is an ideal home for first time buyers.

The accommodation is made up of an entrance and stairs to the first floor landing, a generous main bedroom with a bay window, two further bedrooms, a spacious lounge leading to the fitted kitchen which offers access to the rear. From here you can also access a modern, tiled shower room WC and the rear lobby. Further benefits include gas central heating and double glazing. Externally there is a shared yard to the rear.

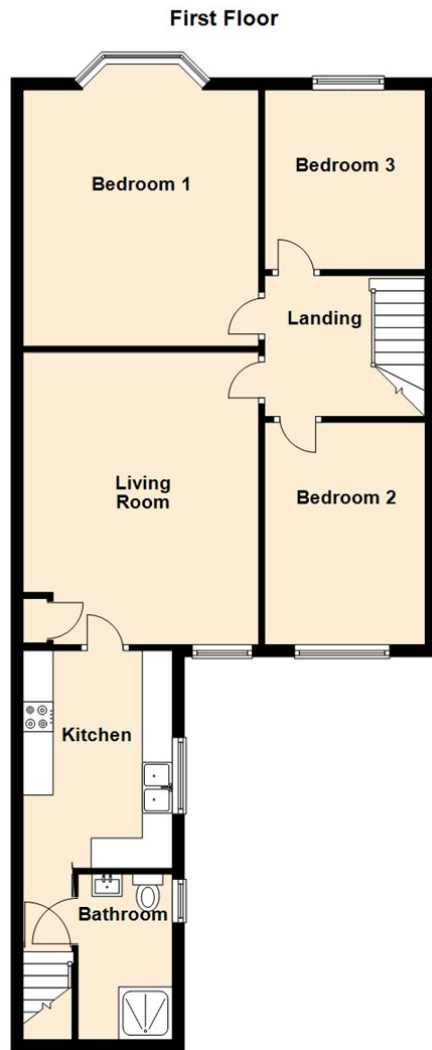
The location is highly desirable and presents an excellent lifestyle opportunity for prospective buyers. It offers convenient access to well-regarded schools and excellent public transport connections, with the Metro providing a direct route to the city centre in approximately twenty minutes. North Shields is a historic fishing town, still home to a working Quayside that remains a vibrant hub, bustling with bars, restaurants, and an active fishing industry. Additionally, the area enjoys easy access to some of the UK's finest Blue Flag beaches, perfect for coastal living.

To arrange a viewing or for more information please call our Tynemouth branch on 0191 257 2000.

#### **Tenure**

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

**Council Tax band \*A\*.**



Lounge 16'0" x 12'10" (4.88 x 3.93)

Kitchen 11'10" x 8'2" (3.63 x 2.49)

Bedroom One 14'0" x 12'10" (4.28 x 3.93)

Bedroom Two 12'2" x 8'9" (3.71 x 2.69)

Bedroom Three 9'10" x 8'9" (3.00 x 2.68)

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

## The difference between house and home

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