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- Sought After Location
- Ground Floor Flat
- Rear Yard
- Leasehold
- Council Tax Band \*A\*
- Two Double Bedrooms
- Ideal First Time Buy
- Close To Amenities
- Viewing Recommended
- Call For More Information





**\*\* Video Tour on our YouTube Channel | <https://youtu.be/Qz7Lag96p-0>**  
**\*\***

This delightful, well presented, ground floor flat is positioned on the highly sought after Queen Alexandra Road, in North Shields. The property is ideal for first time buyers and smaller families.

Internally the property briefly comprises: - entrance hall with storage, spacious lounge, two double bedrooms, the generous main with a bay window, kitchen with a range of fitted units, an integrated oven and hob and access to the rear. There is also a handy utility area and a modern, tiled bathroom WC with shower over the bath. The property is warmed with gas central heating and has double glazing.

Externally, there is a private yard to the rear which could accommodate two cars for secured off street parking with roller shutter door.

This fantastic location is close to a wealth of local amenities including cafes, bars, and restaurants all within walking distance. Long Sands Beach and King Edwards Bay are only a short 5-minute drive away. The local Metro services are around a 10-minute walk and the A1058 Coast Road is close by, so you have a direct route to Newcastle City Centre.

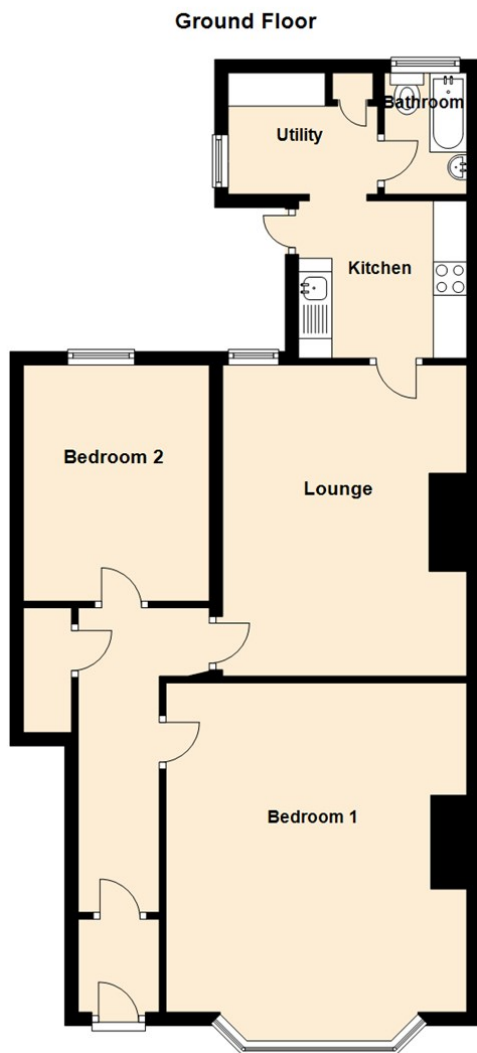
Early viewing is highly recommended For more information and to book, please call our Coastal team on 0191 257 2000.

#### Tenure

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

Council Tax band \*A\*.






Lounge 12'4" x 15'3" (3.76 x 4.67)

Kitchen 8'3" x 7'8" (2.52 x 2.36)

Bedroom One 14'9" x 16'3" (4.51 x 4.96)

Bedroom Two 9'4" x 11'11" (2.85 x 3.64)

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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