

# SIGNATURE

## NORTH EAST

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📍 Queen Alexandra Road, North Shields NE29 9AP



# Queen Alexandra Road, North Shields NE29 9AP

**Offers Over £130,000**

Brand new to the sales market is this two bedroom ground floor flat on the ever popular Queen Alexandra Road, North Shields, available for sale with no onward chain. This property boasts spacious living, modern décor throughout and benefits from an upgraded kitchen and bathroom.

A convenient entrance hallway with storage cupboard provides access directly into the living room. This large space has a feature fireplace, original cornicing and ceiling rose and leads through to the kitchen. The kitchen has a full range of fitted wall and floor units in a modern shaker style with integrated oven and gas hob, plumbing for washing machine and access to the yard. Beyond the kitchen is a large bathroom with separate shower unit and modern tiling.

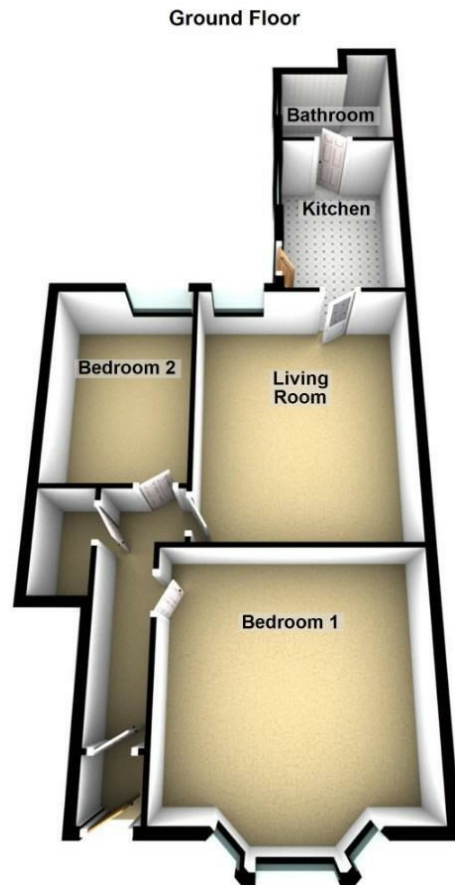
The main bedroom to the front of the property has a large bay window that illuminates the room with natural daylight and a wealth of period features. There is also an additional double bedroom to the rear.

Externally this property benefits from a private South facing yard to the rear.



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

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
15'8" x 13'2"

Kitchen  
11'9" x 7'8"

Bedroom One  
17'4" x 14'11"

Bedroom Two  
12'3" x 8'7"

Bathroom  
7'8" x 7'5"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC











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