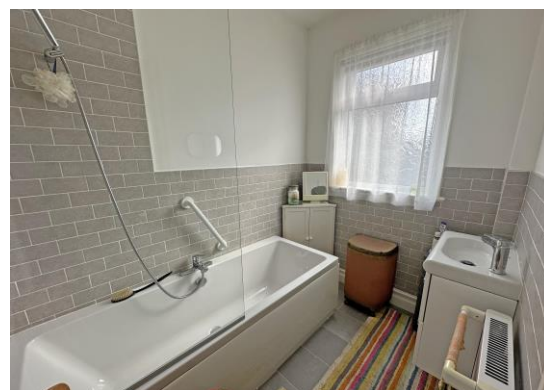




# Falstaff Road

## North Shields, NE29 7NR

We are pleased to offer for sale this two bedroom lower flat situated on Falstaff Road, North Shields. The accommodation comprises; entrance hall, lounge, kitchen, two double bedrooms, bathroom, and separate WC. Externally there are gardens to front and rear and a single drive. The property benefits from gas central heating and double glazing. An ideal first time buy.



# Asking Price £99,950



**0191 257 6823**

[www.fresh.property](http://www.fresh.property)

[hello@fresh.property](mailto:hello@fresh.property)

63 Church Way, North Shields, Tyne & Wear, NE29 0AE



**Zoopla**

**rightmove**

**PrimeLocation**

**OnTheMarket.com**

**We are pleased to offer for sale this two bedroom lower flat situated on Falstaff Road, North Shields. The accommodation comprises; entrance hall, lounge, kitchen, two double bedrooms, bathroom, and separate WC. Externally there are gardens to front and rear and a single drive. The property benefits from gas central heating and double glazing. An ideal first time buy.**

**Entrance Lobby**

Via composite door. Door to;

**Entrance Hall**

Understairs cupboard and radiator.

**Lounge**

Feature fireplace with coal effect gas fire, radiator and double glazed bay window.



**Bedroom One**

Radiator and double glazed window.



**Kitchen**

Base units with work surfaces over, stainless steel sink with drainer and mixer tap, plumbing for a washing machine, combi boiler, double glazed window double glazed door to rear.



**0191 257 6823**

[www.fresh.property](http://www.fresh.property)

[hello@fresh.property](mailto:hello@fresh.property)

63 Church Way, North Shields, Tyne & Wear, NE29 0AE



**Zoopla**

**rightmove**

**PrimeLocation**

**onTheMarket.com**

### Bedroom Two

Radiator and double glazed window to front.



### Bathroom

Modern two piece suite comprising; panelled bath with shower over, vanity hand wash basin, part tiled walls, radiator and frosted double glazed window.



### Separate WC

Low level WC, frosted double glazed window.

### Front

Single drive way and lawned front garden.

### Rear Garden

Lawned garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please Note: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### Thinking of Moving?

Fresh can help you;

- Sell your home
- Arrange a mortgage
- Select a local solicitor

Call our team to see how we can help

0191 257 6823

www.fresh.property

hello@fresh.property

63 Church Way, North Shields, Tyne & Wear, NE29 0AE



Zoopla

rightmove

PrimeLocation

onTheMarket.com

## Ground Floor

Approx. 68.9 sq. metres (741.4 sq. feet)



Total area: approx. 68.9 sq. metres (741.4 sq. feet)

The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

0191 257 6823

[www.fresh.property](http://www.fresh.property)

[hello@fresh.property](mailto:hello@fresh.property)

63 Church Way, North Shields, Tyne & Wear, NE29 0AE



Zoopla rightmove

PrimeLocation

onTheMarket.com