



Falmouth Road, North Shields

Asking Price £170,000

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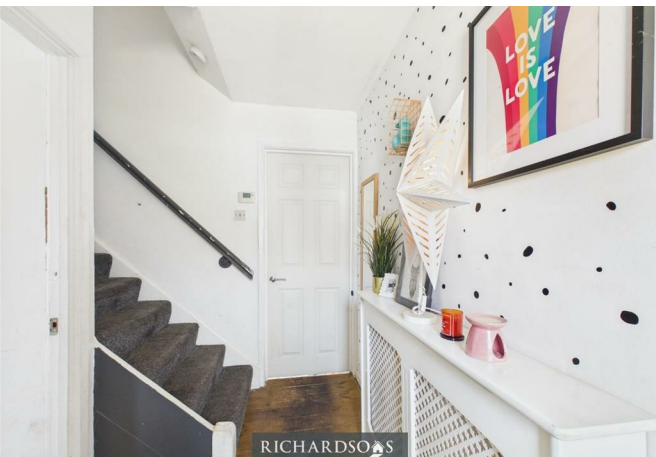
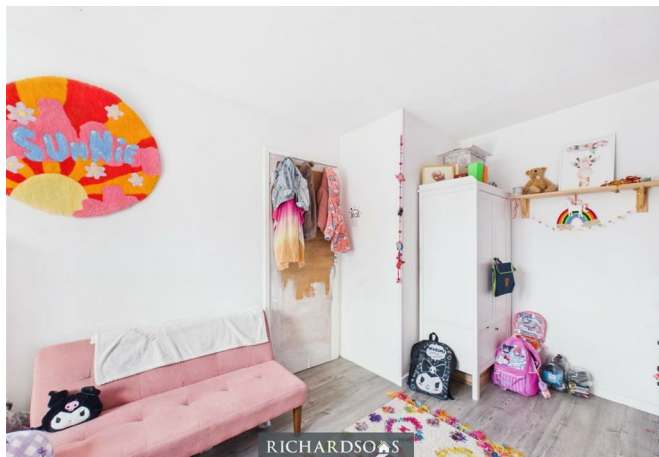
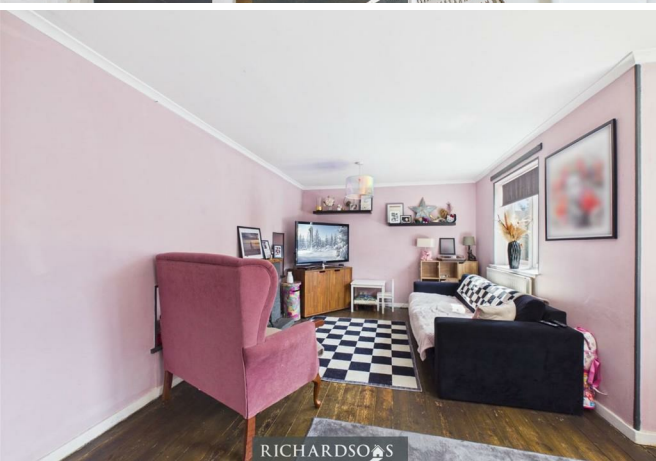
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RICHARDSONS

Falmouth Road North Shields, NE29 8PT

- Three bedrooms
- Utility room
- Large front & rear gardens
- Excellent local amenities and transport links
- Corner plot
- Spacious Lounge
- No onward chain
- Epc rating D



Asking Price £170,000



Richardsons are delighted to welcome to the market this well-presented three-bedroom family home, occupying a generous corner plot on the popular Falmouth Road, North Shields.

The property offers a bright lounge overlooking the garden, kitchen, three well-proportioned bedrooms, and a family bathroom.

Externally, the home benefits from a front garden, a generous rear garden, and a driveway. The substantial plot offers excellent potential to extend the property, subject to the necessary planning permissions.

Located in a popular residential area, this home is within easy reach of North Tyneside General Hospital, North Shields Fish Quay, Tynemouth, Whitley Bay and Cullercoats are all just a short drive away, offering an excellent selection of beaches, cafés, restaurants and scenic coastal walks, while excellent transport links make commuting across the region straightforward.

Tenure - Freehold
Council Tax A



Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

Living Room	18'5" x 10'7" (5.62 x 3.23)
Kitchen	13'2" x 7'0" (4.02 x 2.14)
Utility Room	508'6" x 19'6" (155 x 5.96)
Main Bedroom	14'9" x 10'7" (4.50 x 3.24)
Bedroom Two	8'8" x 13'8" (2.65 x 4.18)
Bedroom Three	11'5" x 5'5" (3.50 x 1.66)





Ground floor



Floor 1



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Approximate total area⁽¹⁾

873 ft²
81.1 m²

Reduced headroom

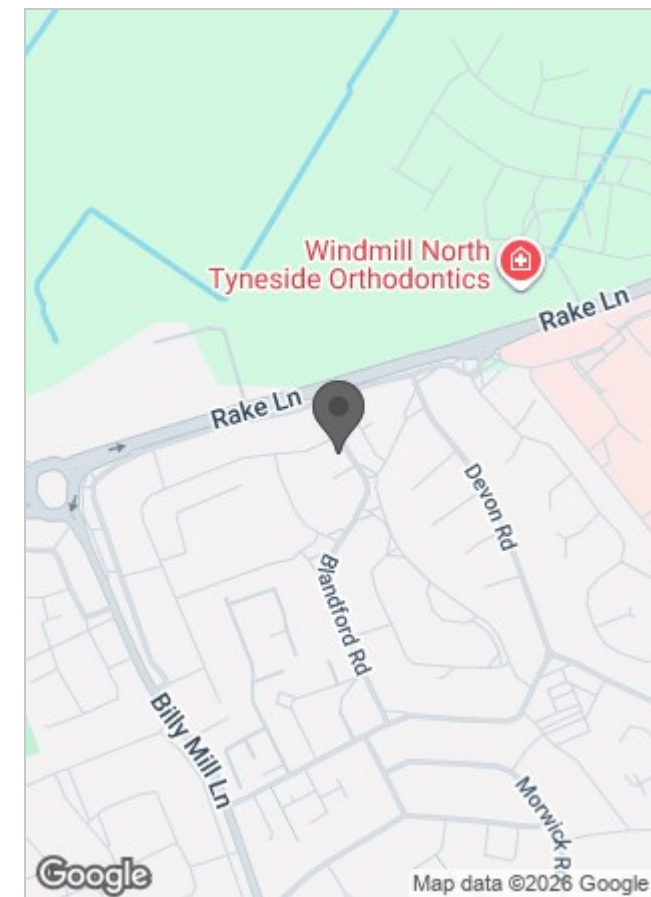
3 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		64	80
<p>England & Wales</p>		EU Directive 2002/91/EC	