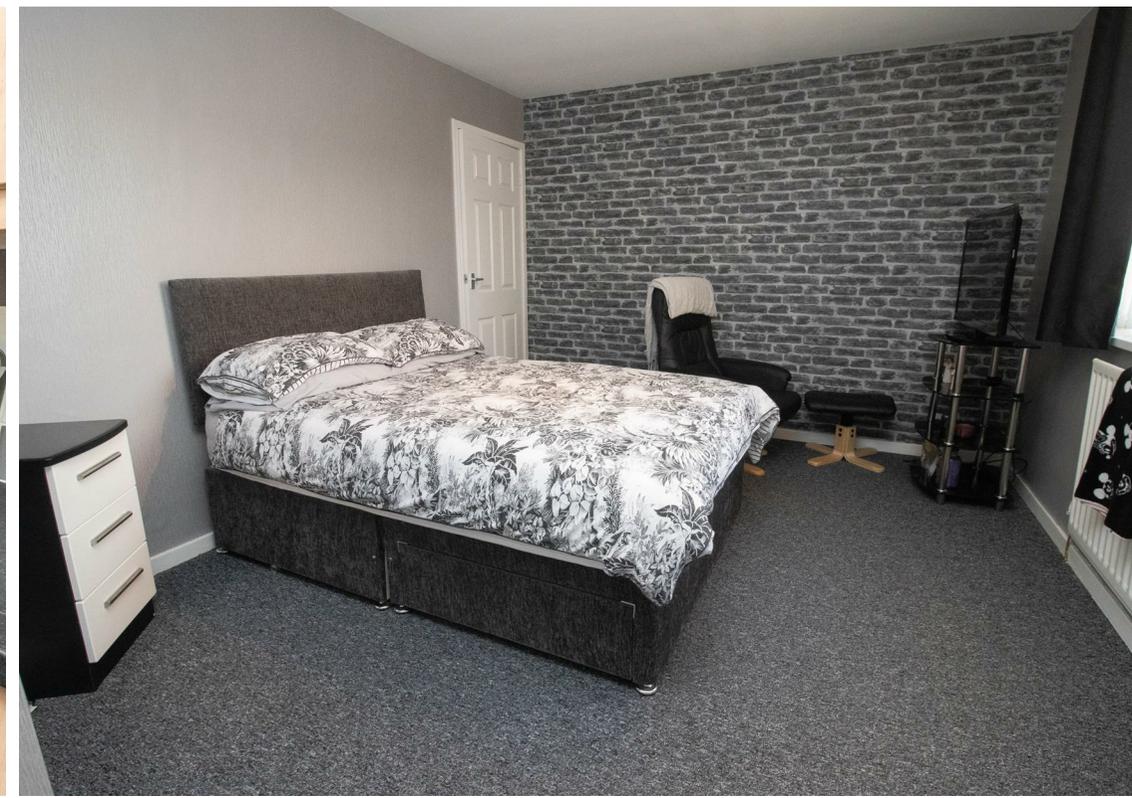






- Semi Detached Home
- Well Presented
- Front and Rear Gardens
- Freehold
- Viewing Recommended
- Three Bedrooms
- Conservatory
- Close To Amenities
- Council Tax Band \*A\*
- Call For More Information





\*\* Matterport 360° Tour | <https://my.matterport.com/show/?m=dXEK8rvvGff> \*\*

This delightful, three-bedroom, semi-detached home is positioned on the popular Falmouth Road, in North Shields and will appeal to the growing family.

Internally the property briefly comprises to the ground floor: - entrance lobby, well-appointed kitchen with a range of fitted units, integrated oven and hob, breakfast bar, and access to a handy utility room, and a bright and airy lounge with sliding doors to a sunny conservatory which offers access to the rear garden. On the first floor you are presented with three bedrooms, the main with built-in storage, and there is a modern bathroom with shower over the bath, a separate w.c. and storage on the landing. Further benefits include double glazing and gas central heating.

Externally there is a garden to the front and a good-sized garden to the rear with a patio area and lawn.



The property is in a central location, close to a wealth of local amenities. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by, so you have a direct route to the beach or Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and the Metro Service. For the growing family, the property is well positioned for access to very well-regarded schools.

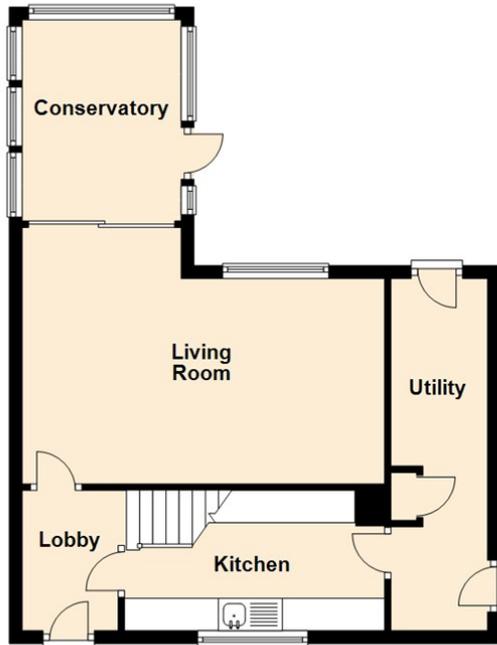
This property offers very comfortable living space. For more information, please call our Tynemouth branch on 0191 257 2000.

#### Tenure

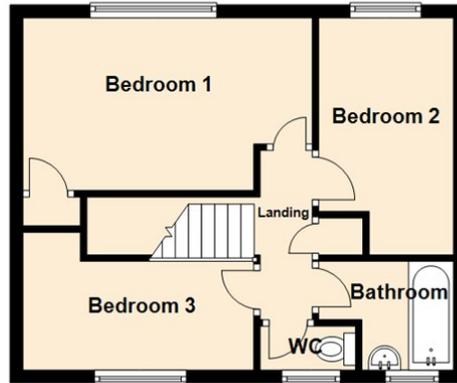
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.

Ground Floor



First Floor



Lounge 13'1" x 18'6" (3.99 x 5.65)

Kitchen 7'1" x 13'3" (2.17 x 4.05)

Utility Room 17'10" x 4'11" (5.45 x 1.51)

Conservatory 10'2" x 8'1" (3.11 x 2.48)

Bedroom One 8'9" x 14'9" (2.67 x 4.51)

Bedroom Two 12'0" x 6'10" (3.67 x 2.10)

Bedroom Three 6'6" x 11'9" (2.00 x 3.60)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>	<b>74</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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