

**Falmouth Road, North Shields**

**Asking Price £170,000**

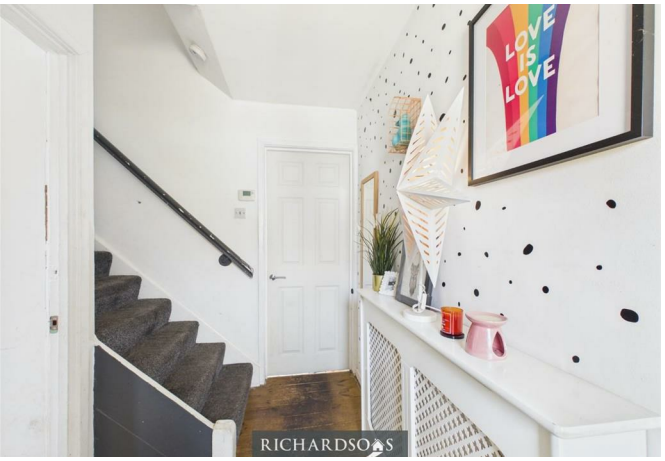
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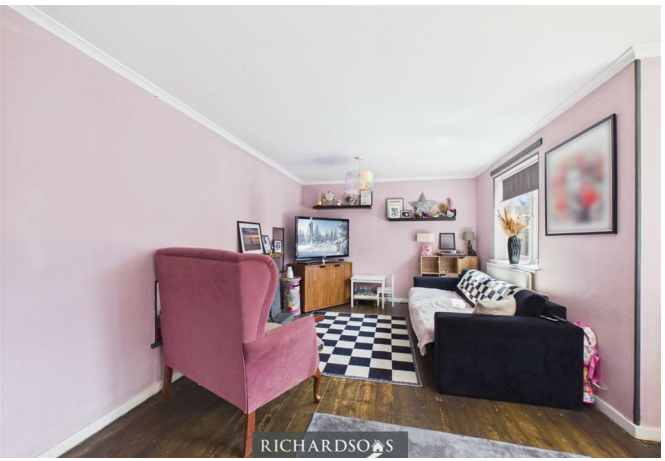
# Falmouth Road
# North Shields, NE29 8PT

- 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

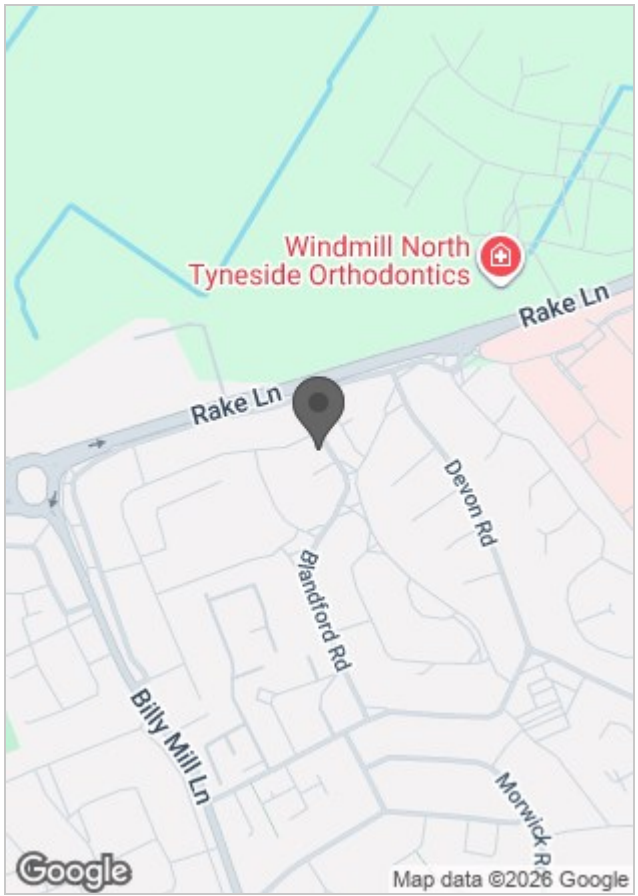


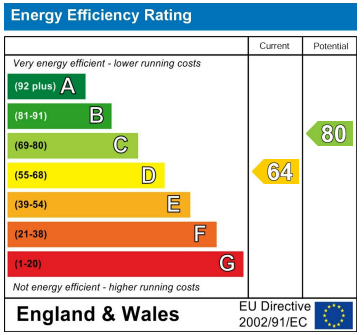


**Approximate measurements**
Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

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|---|---|
| **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) |




## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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