

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Falstaff Road, North Shields NE29 7NS

Falstaff Road, North Shields NE29 7NS

**Asking Price
£119,950**

Signature North East are delighted to welcome this charming two bedroom upper floor flat to the market. Located just outside of North Shields, this desirable home enjoys a highly convenient setting with nearby shops, dining options and excellent transport links to the city centre. Transport links are superb, with the A1058 Coast Road providing quick access to Newcastle City Centre, alongside readily available public transport including key bus routes and Metro services.

Upon entering the property, you are welcomed onto the upstairs landing, which provides access to a separate W.C. The first room you encounter is the large living room, offering ample space for a range of furnishings. This bright and inviting space benefits from a large bay window and a central fireplace, creating a warm focal point. The open plan kitchen/diner can comfortably accommodate a small dining table and is well appointed with a range of base units and generous worktop space. From the kitchen you can access the bathroom, which features a bath with overhead shower and hand basin. The kitchen further benefits from integrated appliances including an oven and hob.

Continuing your journey to the first floor, you will discover two generously sized bedrooms. Both rooms can easily accommodate a double bed along with additional furnishings, making them versatile spaces suitable for a variety of needs.

Externally, this home offers a private garden laid to lawn, perfect for outdoor furniture and relaxing in the warmer months. On-street parking is available with no permit required, and the property also benefits from a detached garage located to the rear.



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

PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 81.2 sq. metres (873.8 sq. feet)

Measurements:

Living Room
15'4" x 12'2"

Kitchen / Diner
6'6" x 10'3"

Bedroom One
13'9" x 12'2"

Bedroom Two
11'10" x 10'4"

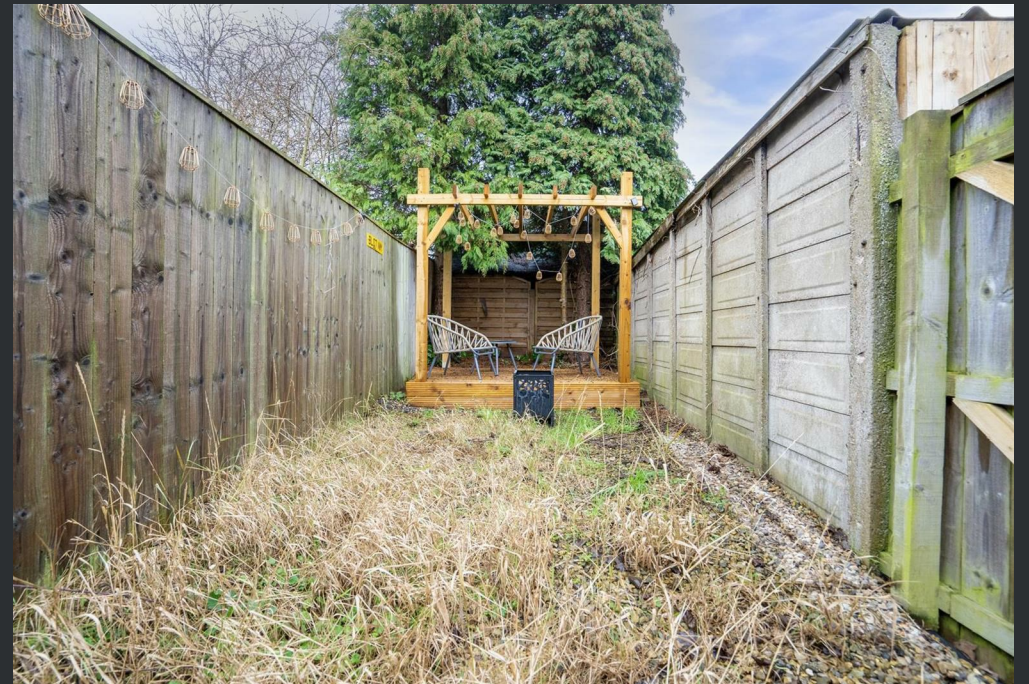
Bathroom
7'1" x 5'8"

WC
3'1" x 4'11"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

England & Wales





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News