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Trading Places



**Falstaff Road, North Shields - £74,950**



Whitley Bay Tel: 0191 251 1189



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## Falstaff Road, North Shields

Trading Places are delighted to offer for sale this modernised and well presented two bedroom ground floor semi detached flat. Located in a popular area of North Shields on Falstaff Road. The property is conveniently situated close to local shopping facilities, amenities and has easy access to transport links. An ideal buyer for first time buyers or investor looking for a rental investment. The property benefits from double glazing, gas central heating and briefly comprises; Entrance hallway, lounge with feature fireplace and double french doors leading out to a lovely private rear garden, spacious fitted kitchen with built in appliances, two bedrooms and a modern fitted bathroom wc. To the front of the property there is off street parking for one car and ample on street parking. and the rear garden has decking patio area and lawn. The property is being sold with no upper chain and viewings are by appointment through our office on 0191-2511189 EPC Rating E

### Entrance hallway

Double glazed door, built in storage cupboard, radiator, walk in storage area with double glazed window and doors of to

### Lounge 4.44 x 3.73 (14'7 x 12'3)

Chimney breast and alcoves with feature fire surround, marble back and hearth and living flame gas fire, double glazed french doors to the rear leading out to the rear garden, radiator, television point and door to kitchen.

### Kitchen 3.23 x 2.53 (10'7 x 8'4)

Fitted with a range of modern light wood shaker style wall and base units with contrasting roll top work surfaces, built in electric oven, gas hob and extractor over, single sink and drainer, built in storage cupboard, double glazed door to the side, double glazed windows to the side, radiator and plumbing for washing machine.

### Bedroom one 3.51 x 5.33 (11'6 x 17'6)

Double glazed bay window to the front, chimney breast and alcoves, radiator.

### Bedroom two 2.25 x 3.52 (7'5 x 11'7)

Double glazed window to the front and radiator.

### Bathroom wc

Three piece white suite comprising of: panelled bath with mixer shower taps and glass shower screen, low level wc, pedestal wash hand basin, double glazed frosted window to the side, radiator.

### External

Rear garden fenced to sides and rear, laid to lawn, decked patio area, gate to side to front access, parking to the front for one car.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



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