

SIGNATURE

NORTH EAST

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📍 Falstaff Road, North Shields NE29 7NS

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**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





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