

# MOVING HOMES

SALES & LETTINGS



Offers Over £139,950

# Falldon Road, North Shields

## Offers Over £139,950

Moving Homes welcomes to the market for sale, this spacious three-bedroom mid terraced family home, situated on Falldon Road, North Shields. With shops, schools and local amenities within proximity, whilst North Shields Town Centre and Silverlink Shopping Park are located only a short distance away. This is Ideally positioned to access major road links to the surrounding towns & villages, City of Newcastle upon Tyne and the North East Coastline via the A1058 Coast Road. Overlooking open fields to the front, this would make a lovely family home.

Briefly comprising of: - entrance hallway with stairs leading to first floor. The lounge is spacious in size with a large window overlooking the front garden and sliding doors leading to the second reception room with access to the rear garden. There is also a breakfast room perfect for a growing family. The kitchen has a range of light oak effect units and complementing work tops, gas hob with under bench oven, plumbed for washing machine and access to the rear garden. To the first floor there are three well-proportioned bedrooms and a family bathroom and separate wc. Externally there is on street parking, garden and side access and to the rear a lovely lawned garden with mature planting and patio area.

To secure a viewing please contact Moving Homes on 0191-2964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com)

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

Council Tax Band A

EPC Rating E <https://find-energy-certificate.service.gov.uk/energy-certificate/8037-7820-0689-1428-1906>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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