

# HUNTERS<sup>®</sup>

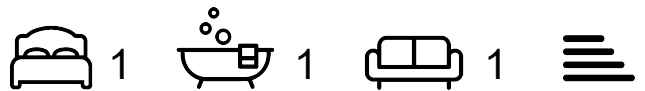
HERE TO GET *you* THERE



## Falstone Avenue

South Shields, NE34 6SA

Offers In The Region Of £300,000

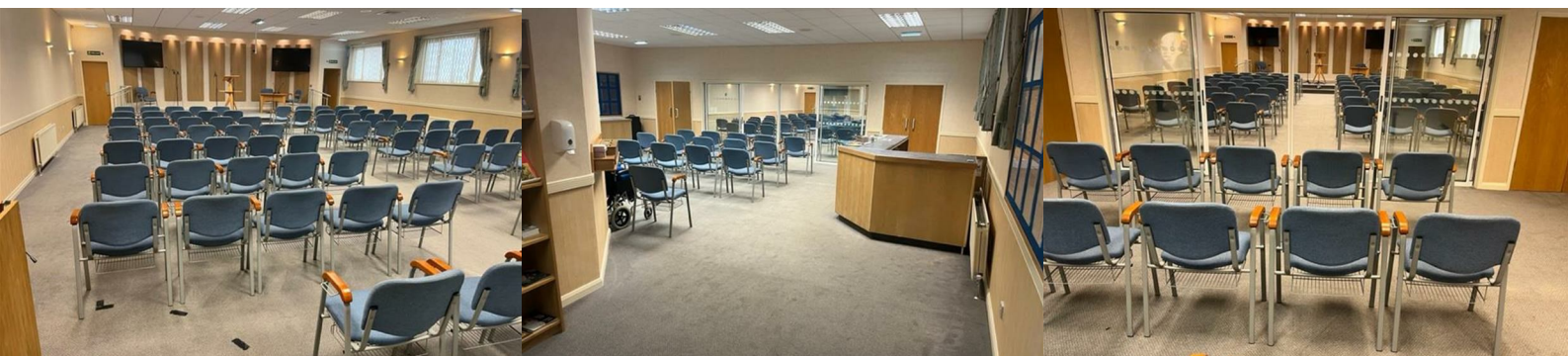


Well located premises suitable for alternative use Subject to Planning.

The property is a single brick built detached property under a pitched and tiled roof. The property occupies a spacious site with excellent car parking provision and well maintained gardens.

The property has been occupied as a Meeting Hall and has an entrance lobby, large open plan hall area, ancillary offices, kitchen, w.c. facilities etc.

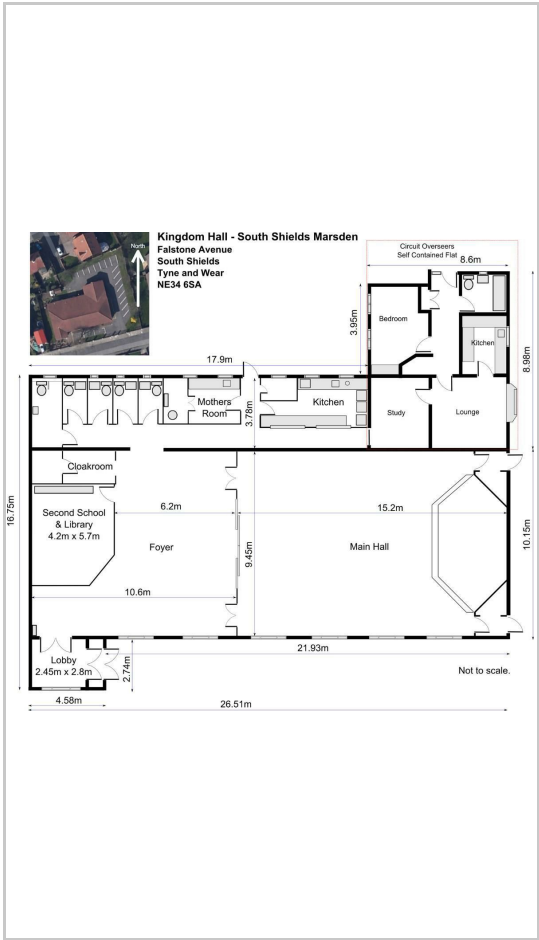
There is a one bedroom (with study) flat connected to the hall that is in good condition and comprises entrance hallway, fitted kitchen, living room, bathroom/w.c. and office, with a connecting door to the meeting hall area of the property.



Area Map



Floor Plans



Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.