



Little Bedford Street, North Shields

Offers Over £130,000

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# Little Bedford Street North Shields, NE29 6NW

- TWO BEDROOM
- CLOSE TO LOCAL AMENITIES
- PRIVATE ROOF TERRACE
- COUNCIL TAX BAND A
- SPACIOUS THROUGHOUT
- ON STREET PARKING
- CLOSE TO FISH QUAY
- EPC RATING D

Offers Over £130,000

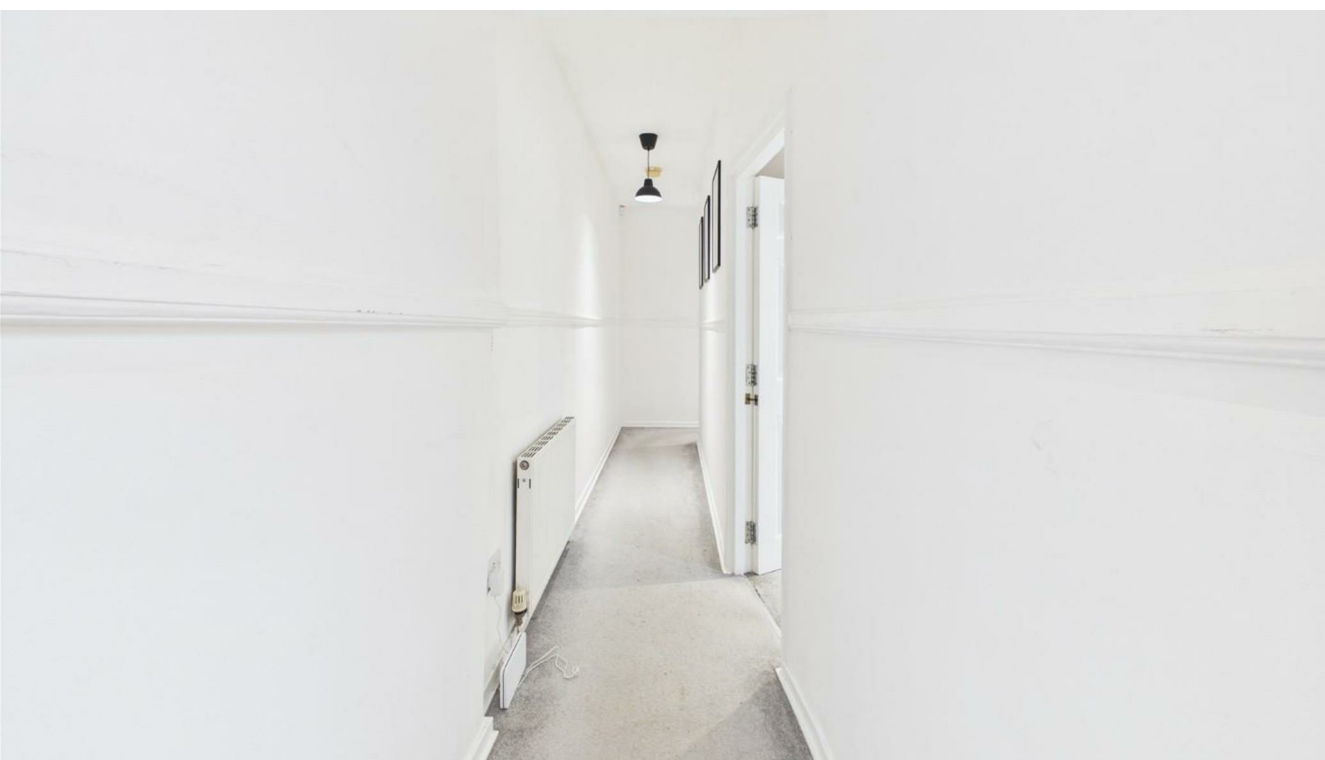


Spacious two-bedroom home ideally located in the heart of North Shields town centre. Perfect for first-time buyers, this property offers generous living accommodation along with the added benefit of a private roof terrace.

The property benefits from double glazing and gas central heating and briefly comprises: entrance lobby, spacious lounge, and a fitted kitchen with built-in appliances and access to the private rear yard. There is a double bedroom and a bathroom/WC, followed by a second bedroom which provides access to the private roof terrace.

North Shields is a popular town with plenty to offer, featuring a wide range of local shops and amenities, as well as excellent transport and Metro links. The vibrant Fish Quay further enhances its appeal, offering a lively, cosmopolitan atmosphere with an array of restaurants, cafés, and pubs.

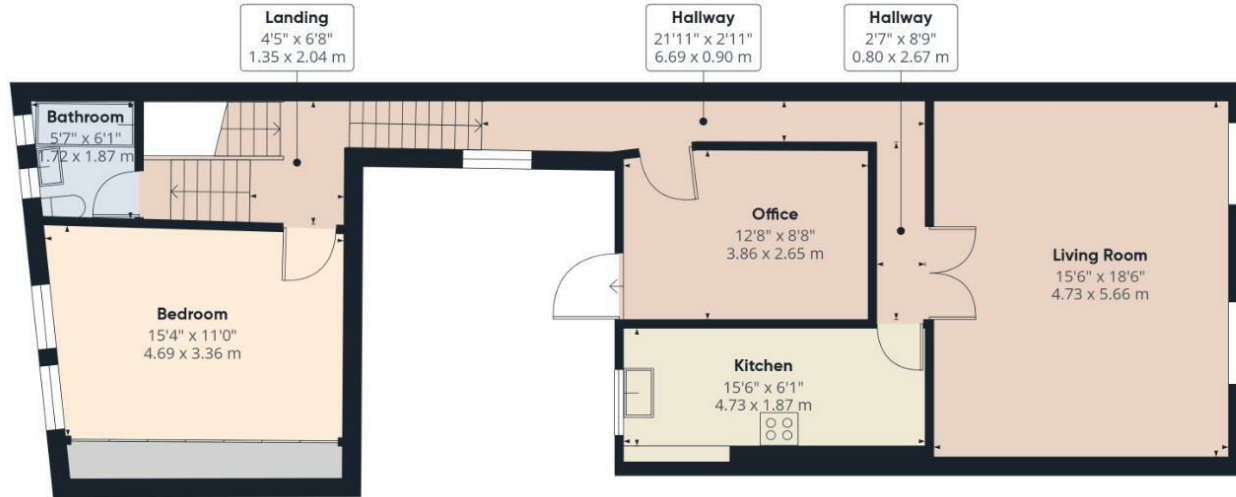
Tenure - Leasehold 977 years remaining



<b>Kitchen</b>	15'6" x 6'0" (4.73 x 1.83)
<b>Living Room</b>	15'6" x 18'6" (4.73 x 5.66)
<b>Bedroom One</b>	15'4" x 11'0" (4.69 x 3.36)
<b>Bedroom Two</b>	12'7" x 8'8" (3.86 x 2.65)
<b>Bathroom</b>	5'7" x 6'1" (1.72 x 1.87)



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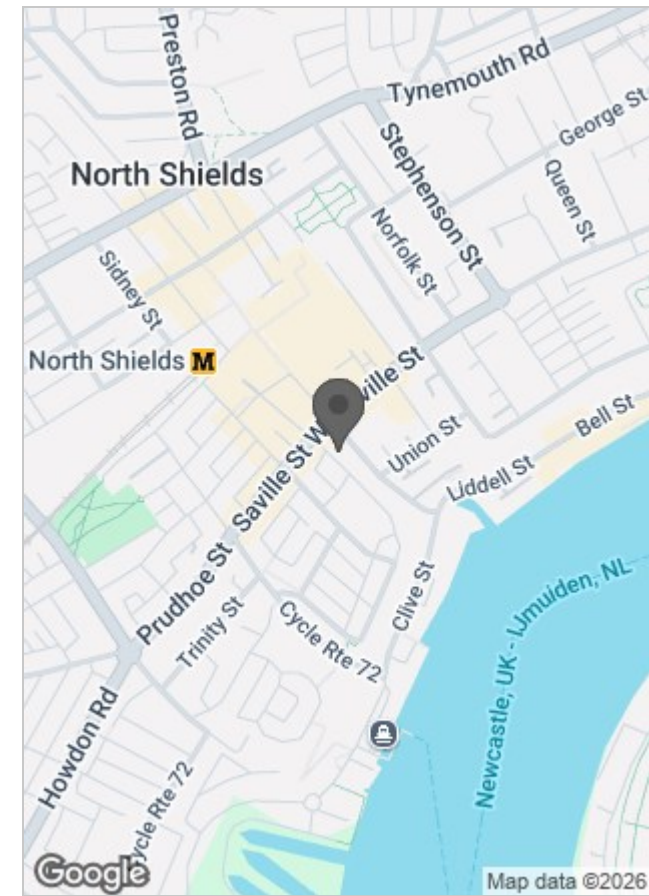


Approximate total area<sup>(1)</sup>  
877 ft<sup>2</sup>  
81.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.