

# BRUNTON

## RESIDENTIAL



**BEDFORD COURT, NORTH SHIELDS, NE30**

**Offers Over £130,000**



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**Great Two Bedroom Maisonette within Bedford Court, North Shields, Offering Practical Accommodation Over Two Floors, with Kitchen/Diner plus Separate Reception Room & Family Bathroom!**

This great, two bedroom maisonette is perfectly situated within Bedford Court, North Shields. Bedford Court, a quiet enclave tucked just off from Bedford Street, is ideally positioned just a stones throw from the Fish Quay and local shops, cafes, bars and amenities.

The home provides a well-balanced layout that includes a comfortable living room, a fitted kitchen with good storage provision, and two well-proportioned bedrooms served by a well-appointed family bathroom.



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The internal accommodation comprises: an entrance hall with stairs leading up to the first-floor landing. To the left is a spacious lounge with French doors opening onto a Juliet balcony overlooking the front garden.

The first-floor landing provides access to two well-proportioned front-aspect bedrooms, one of which is a comfortable double benefiting from a walk-in bay window. This level is served by a well-appointed family bathroom comprising a bath with overhead shower, WC and washbasin. The first-floor landing also provides access to a large, well-equipped kitchen fitted with integral appliances and ample cabinetry providing excellent storage space. A useful storage cupboard located just off the landing completes the internal accommodation.

Externally, the property is approached via gated steps leading up to the front door, with an adjacent enclosed lawned garden to the front.





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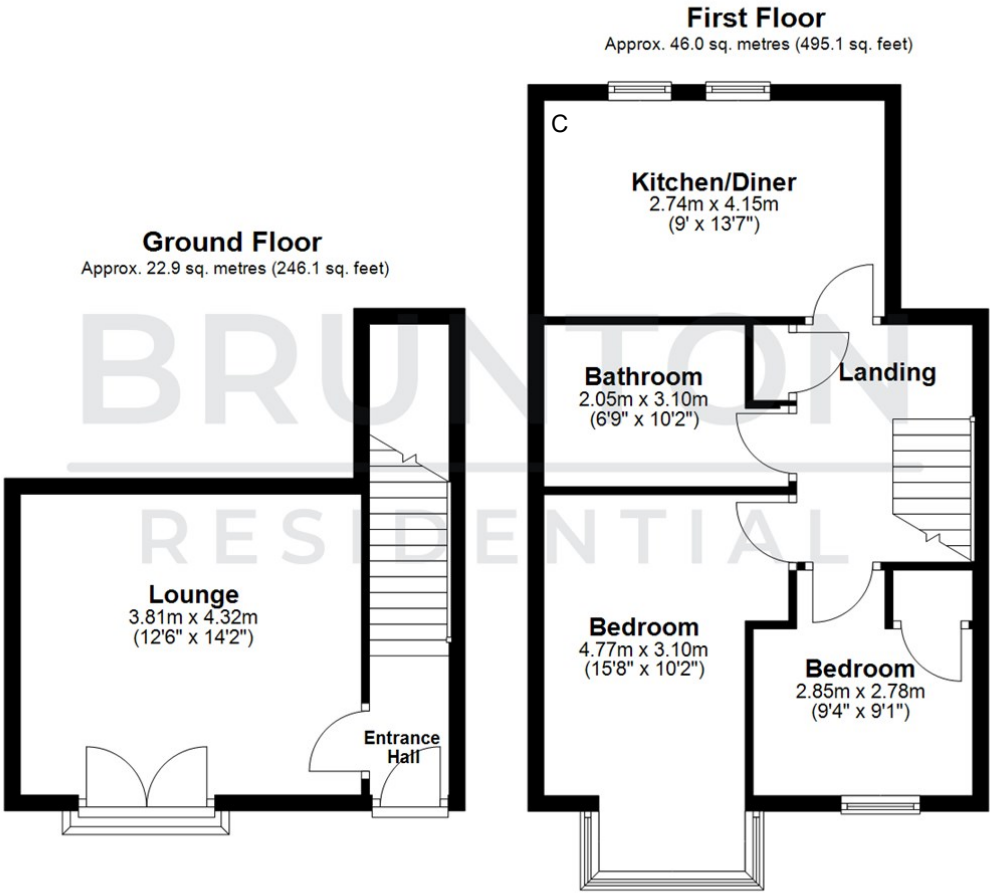
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		