



## Trading Places



### 11 & 12 Little Bedford Street , North Shields, NE29 6NW

\*\*\*INVESTMENT OPPORTUNITY\*\* PAIR OF FLATS\*\*ONE BEDROOM GROUND FLOOR AND TWO BEDROOM MAISONETTE\*\*TENANTED ALREADY WITH A RENTAL INCOME OF £11,700 pa  
\*\*FREEHOLD\*\* TOWN CENTRE LOCATION\*\*\*

Trading Places welcome to the market for sale this investment opportunity to purchase a pair of flats already tenanted with a rental income of £11,700PA. Located in the town centre of North Shields on Little Bedford street.

Having easy access to local shops, amenities and transport links as well as only a few miles from Tynemouth and other coastal towns. The property benefits from double glazing, gas central heating and briefly comprises of: Ground floor flat, entrance, lounge, kitchen, one bedroom and a shower room/WC. - First floor marionette: stairs and entrance, lounge, kitchen, bedroom, stairs to second floor, bedroom and a bathroom/WC The property has no upper chain and is being sold with the Freehold which could be potentially split to sell as

**Offers In The Region Of £150,000**

# 11 & 12 Little Bedford Street

, North Shields, NE29 6NW



- INVESTMENT OPPORTUNITY
- ONE BEDROOM GROUND FLOR
- RENTAL INCOME £11,700PA
- EASY ACCESS TO METRO
- PAIR OF FLATS
- TWO BEDROOM MAISONETTE
- TOWN CENTRE LOCATION
- FREEHOLD
- TENENTED ALREADY
- NO UPPER CHAIN

## Ground Floor Flat lounge (lounge)

Double glazed door into lounge, double glazed window, radiator, open through to Kitchen

## kitchen

Fitted with a range of wall and base units with roll top work surfaces, built in electric oven, hob and extractor over, single sink and drainer, plumbed for washing machine. wall mounted boiler and radiator.

## Bedroom

Radiator.

## Shower room/Wc

Shower cubicle, low level Wc, pedestal wash hand basin and radiator.

## First floor Marionette

Stairs and entrance into flat.

## Lounge

Double glazed window to the front, feature fireplace, laminate flooring, radiator, television point and door to:

## Kitchen

fitted with a range of wall and base units, roll top work surfaces, built in electric oven, hob with extractor over, single sink and drainer, double glazed window to the rear, radiatore and laminate flooring.

## Bedroom two

glazed window to the side, radiator.

## Bedroom two Second floor

glazed window to the rear, radiator, and beams to ceiling.

## bathroom/WC

Three piece suite comprising of: paneled bath, low level Wc, pedestal wash hand basin and radiator.



[Directions](#)





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