

# SIGNATURE

## NORTH EAST

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 Bedford Court, NE30 1NG



# Bedford Court, NE30 1NG

## Offers Over £185,000

Signature North East welcomes you to Bedford Court, North Shields. This charming Townhouse offers a delightful living space with 2 bedrooms, perfect for those seeking a cosy yet stylish home. Nestled in a prime location, this property is ideal for couples or small families looking for a comfortable home. Situated in North Shields, residents can enjoy the convenience of local amenities, shops, and eateries just a stone's throw away. The vibrant community and friendly neighbourhood make this location a wonderful place to call home, with great views of the North Shields quayside.

As you step inside this recently fully renovated property, you are greeted by a spacious hallway that leads to the main ground floor rooms: the kitchen and living room. The living room is a spacious area with plenty of natural light and breath-taking views of the Tyne River. A media feature wall, including a fireplace, transforms the living room into a fabulous entertaining space. Additionally, a designated dining area in the living room is perfect for dinner parties with a view. Opposite the living room is the modern kitchen, a well-designed, functional space with a plethora of units for all your storage needs and plenty of counter space for meal prep. It is equipped with an integrated fridge freezer and washing machine. Natural light streams through the two large windows, enhancing the room's inviting atmosphere.

On the first floor, you will find two well-appointed bedrooms, offering a haven of relaxation at the end of the day. The master bedroom can easily accommodate a king-size bed. This floor is completed with a family bathroom featuring a bathtub, vanity hand basin, and WC, all renovated to a modern, sleek feel. The property also offers plantation-style shutters throughout.

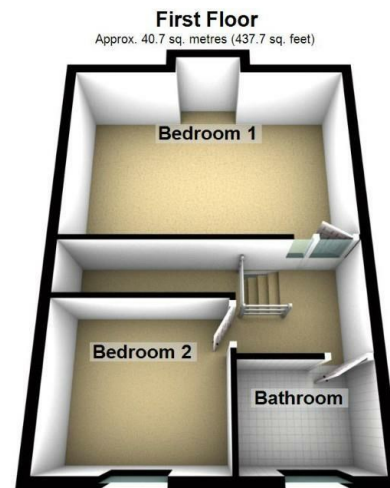
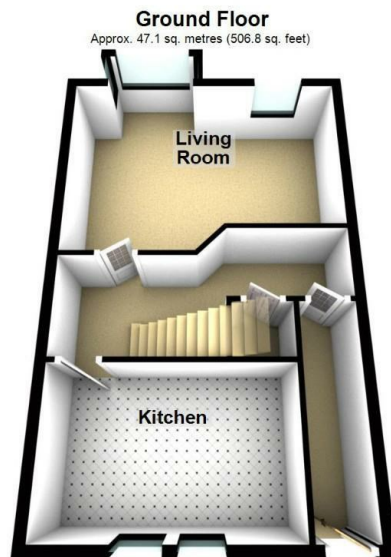
For parking convenience, there are two designated parking bays.

Don't miss the opportunity to call this amazing property your new home and delight in the river views and pleasurable strolls along the river.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 87.7 sq. metres (944.4 sq. feet)  
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
17'7" x 12'5"

Kitchen  
13'11" x 9'1"

Bedroom One  
17'7" x 11'7"

Bedroom Two  
9'11" x 9'1"

Bathroom  
7'3" x 5'8"

## 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	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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