



ASKING PRICE

**£174,950**

**Bamborough Terrace**

North Shields, NE30 2BT



Fresh Property Centre welcome to this charming first-floor flat located on Bamborough Terrace in the heart of North Shields. This well-presented property offers a delightful living experience, perfect for individuals or small families seeking comfort and convenience.

As you enter, you are greeted by a spacious lounge diner, providing an inviting space for relaxation and entertaining. The modern kitchen is equipped with contemporary fittings, making it a joy to prepare meals. The flat features two comfortable bedrooms, ideal for restful nights, and a stylish bathroom that adds to the overall appeal of the home.

One of the standout features of this property is the private yard, offering a lovely outdoor space for enjoying fresh air or hosting gatherings. Additionally, the boarded loft with skylights presents an excellent opportunity for extra storage or potential conversion, allowing you to tailor the space to your needs.

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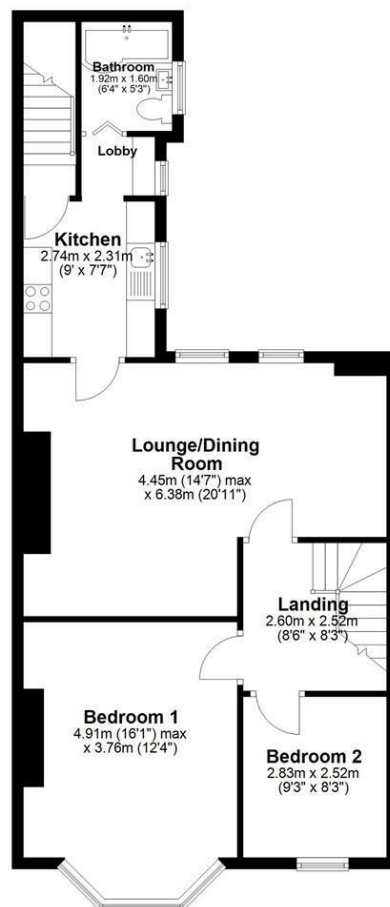






### First Floor

Approx. 70.4 sq. metres (757.6 sq. feet)



Total area: approx. 70.4 sq. metres (757.6 sq. feet)

### LOCAL AUTHORITY

North tyneside

### TENURE

Leasehold

### COUNCIL TAX BAND

A

### VIEWINGS

By prior appointment only

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>	72	77
(55-68) <b>D</b>		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

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