



Beaumont Court, Winlaton, Tyne And Wear, NE21 6BF

*****BEAUTIFULLY PRESENTED FAMILY HOME***** This modern three storey townhouse must be viewed to be appreciated! The property comprises of entrance hall, lounge with French doors to the easy maintain rear garden, kitchen/diner and W/C to the ground floor. To the first floor are two bedrooms, modern family bathroom and a study room which leads to the master suite. Situated on the top floor, the master bedroom boasts fitted wardrobes and an en-suite shower room with additional eaves storage. Externally the property benefits from a side driveway for two cars and small front garden area, while to the rear is a fantastic easy to maintain garden with decked seating area and lawn ideal for entertaining. This property is simply not to be missed out on, get in touch to arrange



*****Semi Detached Town House*****

Double Driveway

Three Bedrooms

Close To Winlaton Village

Lovely Garden

EPC Rating B

Offers Over £210,000

Lounge 14' 10" x 12' 9" (4.51m x 3.89m)

Patio door access to the enclosed rear garden.

Kitchen/Diner 13' 11" x 11' 6" (4.24m x 3.51m) Max

Fitted with a range of wall and base units for storage, integrated oven/hob and space for white goods.

W/C 5' 4" x 2' 11" (1.63m x 0.90m)

White suite W/C and Wash Basin.

Bedroom 1 17' 3" x 15' 2" (5.27m x 4.62m) Max

Master bedroom features built in wardrobe storage and benefits from its own shower room en-suite.

En-Suite 8' 6" x 5' 8" (2.58m x 1.72m) Max

Features white suite W/C, Wash Basin and Shower. There is also eaves storage the side.

Bedroom 2 14' 10" x 9' 6" (4.51m x 2.90m) Max

Bedroom 3 10' 0" x 8' 1" (3.06m x 2.46m)

Study Room 6' 7" x 6' 5" (2.00m x 1.96m)

The through room overlooks the front of the property and is currently being utilised as a home study.

Externally

An open lawn area to the front with multi vehicle driveway to the side of the house. The property also hosts a lovely enclosed rear garden with patio, raised decking seating area and lawn ideal for entertaining.

Additional Information

EPC Rating B. Council tax band C. We understand this property is freehold. The vendors have advised there is an estate service charge of £160 per annum. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

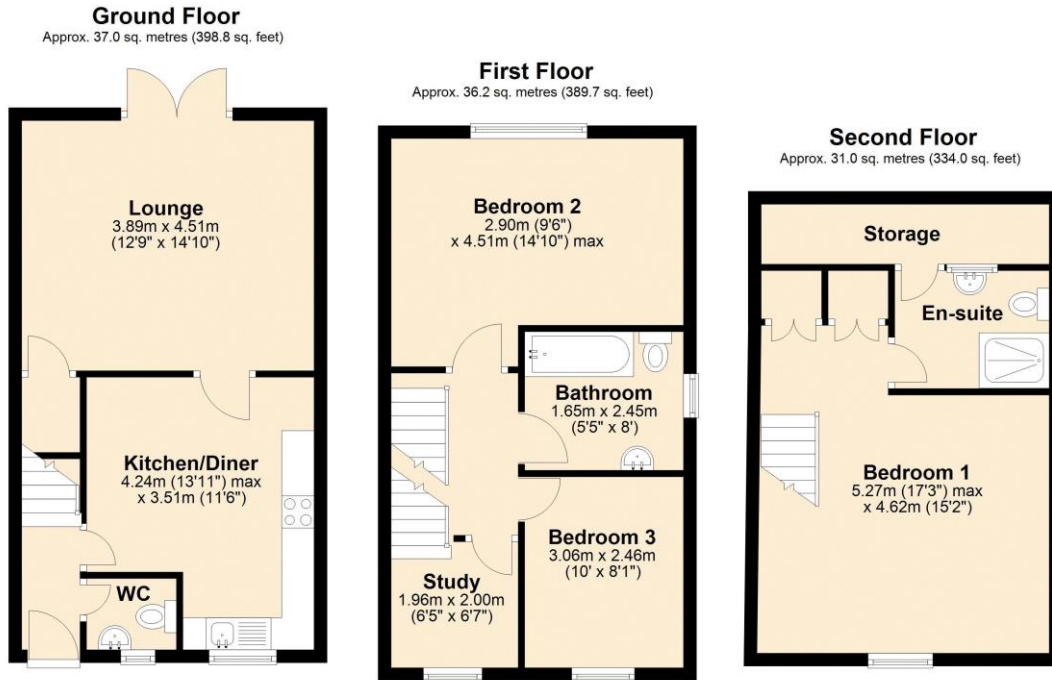
Important Note To Purchaser

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us



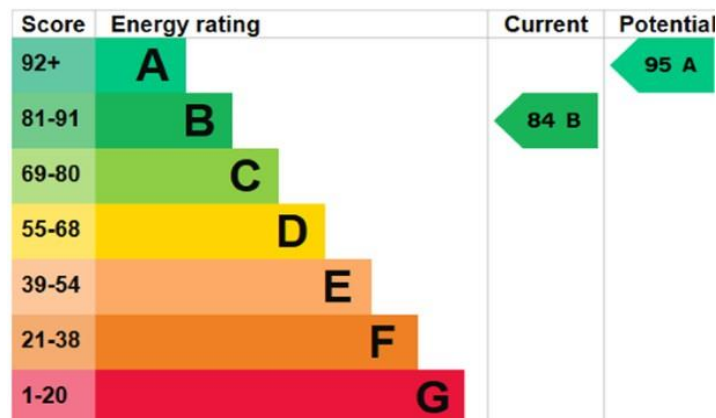


Floorplan



Total area: approx. 104.3 sq. metres (1122.5 sq. feet)

EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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