



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

A lovely modern two bedroom house within easy access of Winlaton Village shops and transport links. The property comprises of entrance hall, lounge, modern style kitchen and W/C to the ground floor. To the first floor are two double bedrooms and a lovely white suite bathroom. Externally there is an allocated parking space and easy to maintain enclosed rear garden. Viewing highly recommended to appreciate all this fabulous home has to offer. EPC Rating B.



**\*\*\*LOVELY FAMILY HOME\*\*\***

**Allocated Parking Space**

**Mid Terrace**

**Close To Winlaton Village**

**Two Bedrooms**

**EPC Rating B**

**£150,000**

**Lounge 14' 8" x 11' 7" (4.48m x 3.54m) Max**

Benefits a good size storage cupboard and French door access to the enclosed rear garden ideal for entertaining.

**Kitchen/Diner 12' 7" x 7' 6" (3.84m x 2.28m)**

Fitted with a range of wall and base units for storage along with integrated oven/hob and space for white goods and small dining area.

**W/C 4' 9" x 3' 7" (1.46m x 1.10m)**

Features a white suite W/C and Wash Basin.

**Bedroom 1 14' 8" x 8' 8" (4.48m x 2.63m) max**

Benefits a pleasant outlook over the rear garden and surrounding area.

**Bedroom 2 14' 8" x 7' 7" (4.48m x 2.32m) Max**

The second bedroom features a over stairs built in cupboard for storage.

**Family Bathroom 7' 10" x 5' 5" (2.39m x 1.65m)**

Features a white suite W/C, Wash Basin, Bath with overhead shower.

**Externally**

Externally there is an allocated parking spot to the front of the property with a patio garden to the rear for easy maintenance. The local village is only a short walk away, also benefitting from transport links, local schools and nurseries close by.

**Additional Information**

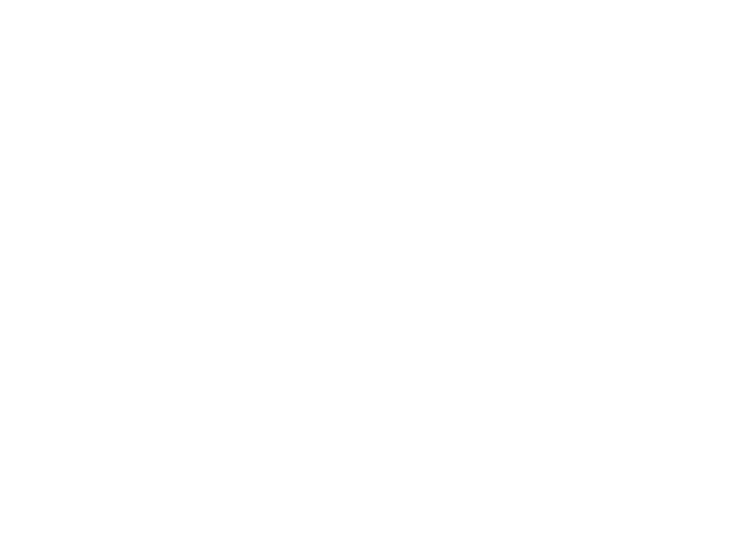
We understand this property is freehold. There is an estate charge of £43 per annum to maintain open spaces of the street. Council tax band B. EPC Rating B. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

**Important Note To Purchasers**

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.



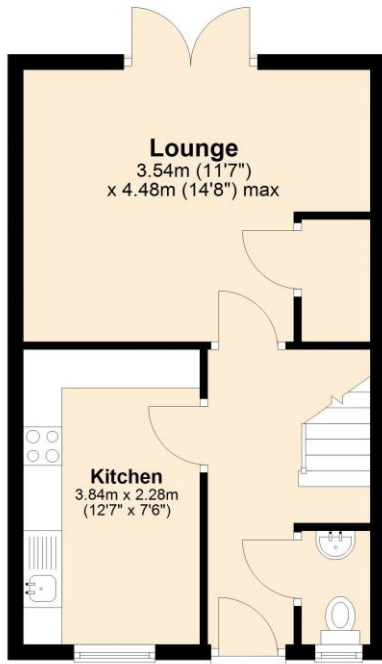




# Floorplan

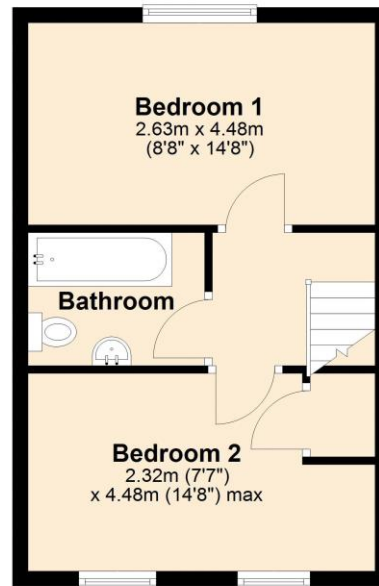
## Ground Floor

Approx. 33.5 sq. metres (360.7 sq. feet)



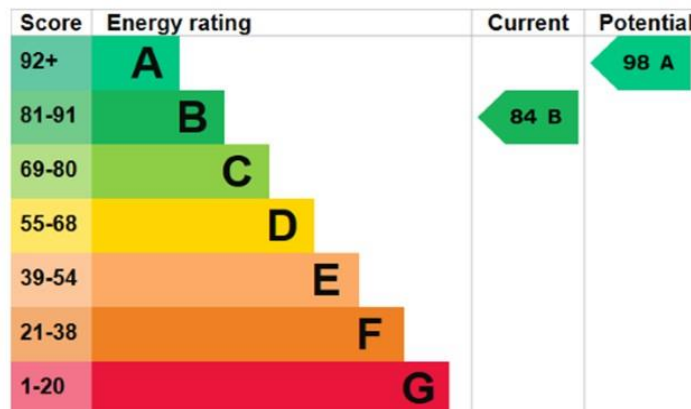
## First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 65.0 sq. metres (699.7 sq. feet)

## EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

**WE WIN AWARDS** year-after-year and are currently ranked in the top 5% for lettings in the country!

*Lorraine* Valuer & Negotiator

*Emma* Owner & Managing Director

*Laura*  
Sales & Lettings Negotiator

*Brooke*  
Lettings  
Co-ordinator

*Louise*  
Sales & Lettings Negotiator



facebook

PRS  
Property  
Refinance  
Scheme

rightmove

OnTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

