



**13 Beaumont Close, Shiremoor, NE27 0SQ**

**Offers Over £210,000**

Hive Estates welcomes to the market this immaculate semi-detached home in Beaumont Close, Shiremoor. Boasting three bedrooms, each filled with an abundance of natural light, a fantastic kitchen/diner and large garden to the rear.

To the front of the property is the lounge, with a large window to the front, the room is cosy and welcoming. Through to the back of the home is the kitchen/diner. Spanning the width of the property, the sizeable room offers convenience and modern design. With stylish gloss grey cabinetry and integrated appliances such as an oven, hob and extractor fan. From here there is also access to the convenient downstairs WC and garden. The garden is fully enclosed, set up with a generous patio and lawn, with a side gate for easy access to the front. Back inside, to the first floor there are three bedrooms. Pristine and spacious, with one currently set up as a dresser/home office. The property offers a spacious family bathroom adorned with pristine white tiles and paint, creating a fresh and clean ambiance that is both inviting and relaxing.

Externally, convenience is key with a large driveway to the side of the property, providing ample space for parking two cars. In a great location, close to local transport links and shops, this home has all you would need for comfortable and convenient living.

**Kitchen/Diner 13'9" x 17'2" (4.20 x 5.25)**

**Lounge 12'7" x 13'7" (3.85 x 4.16)**

**Bedroom 1 9'2" x 17'2" (2.80 x 5.25)**

**Bedroom 2 8'10" x 9'0" (2.70 x 2.75)**

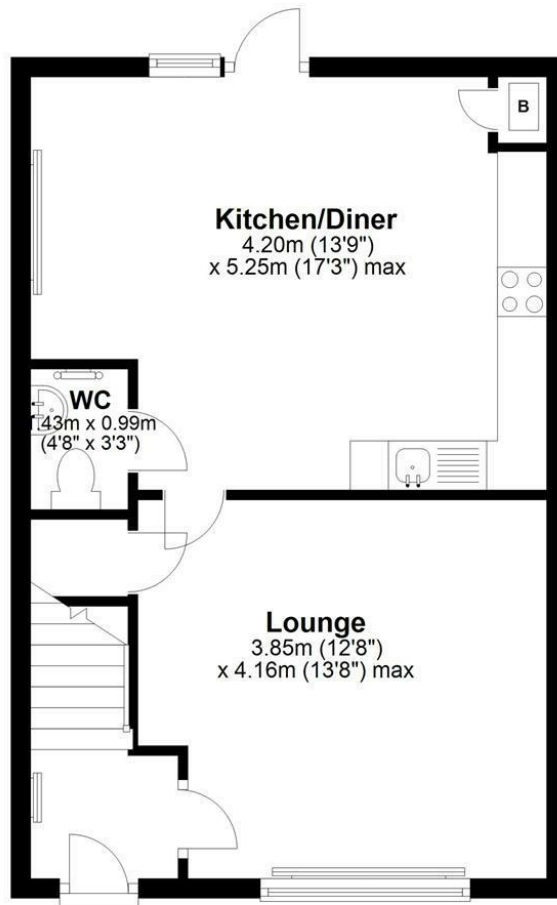
**Bedroom 3 10'4" x 6'11" (3.15 x 2.13)**

**Bathroom 4'6" x 9'11" (1.39 x 3.04)**

**WC 4'8" x 3'2" (1.43 x 0.99)**

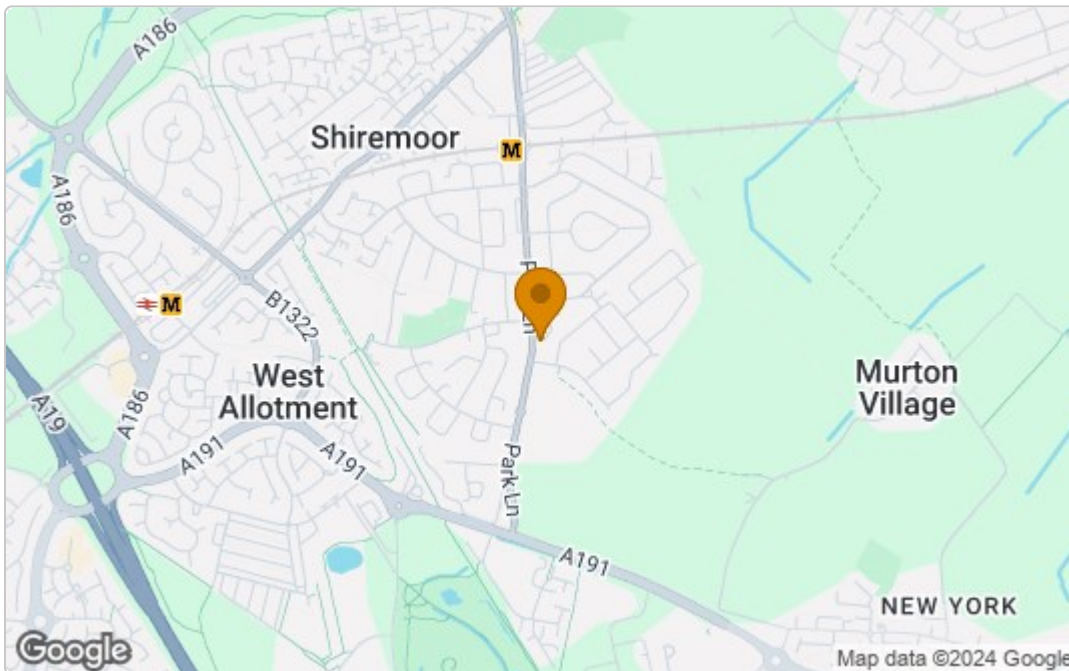
### Ground Floor

Approx. 42.4 sq. metres (456.5 sq. feet)

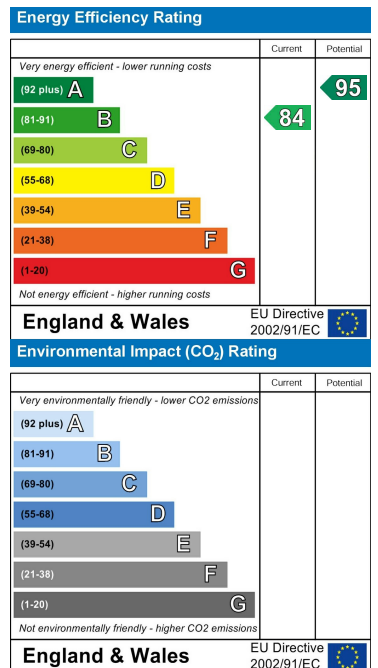


Total area: approx. 85.2 sq. metres (917.1 sq. feet)

### Area Map



### Energy Efficiency Graph



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