



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

WELL PRESENTED Living Local is delighted to welcome to the market this modern three bedroom end terrace family home within easy access of Winlaton Village shops and transport links. The property comprises of entrance hall, lounge, modern style kitchen/diner and W/C to the ground floor. To the first floor are three bedrooms, the main bedroom boasting its own en-suite and a lovely white suite family bathroom. Externally there are two spaces for parking to the front of the property and an enclosed easy to maintain garden to the rear. Viewing highly recommended to appreciate all this lovely home has to offer. EPC Rating B.



Well Presented

Two Parking Spaces

Modern Build

Nice Garden

Three Bedrooms

EPC Rating B

£175,000

Lounge 15' 0" x 13' 0" (4.58m x 3.97m)

The lounge features a built in cupboard for storage and French door access to the enclosed easy to maintain rear garden.

Kitchen/Diner 15' 1" x 8' 5" (4.61m x 2.56m)

A lovely open plan lounge/dining area with integrated oven/hob and space for white goods.

W/C 6' 6" x 3' 5" (1.97m x 1.05m)

Features W/C and Wash Basin.

Bedroom 1 11' 3" x 10' 11" (3.43m x 3.32m) Max

The main bedroom benefits from a pleasant outlook over surrounding gardens and its own en-suite shower room.

En-suite 8' 4" x 4' 1" (2.54m x 1.24m)

The en-suite bathroom features a white suite walk in shower, W/C and wash basin.

Bedroom 2 12' 10" x 8' 3" (3.90m x 2.51m)

Main Bathroom 8' 3" x 5' 11" (2.52m x 1.80m) Max

Features a white suite bath with shower attachment, W/C and Wash Basin.

Bedroom 3 9' 6" x 7' 3" (2.90m x 2.21m)

Externally

Externally there is an enclosed easy to maintain garden to the rear with side access to the property and two parking spaces to the front of the property.

Additional Information

This is a freehold property. Council Tax Band B. EPC Rating B.

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.

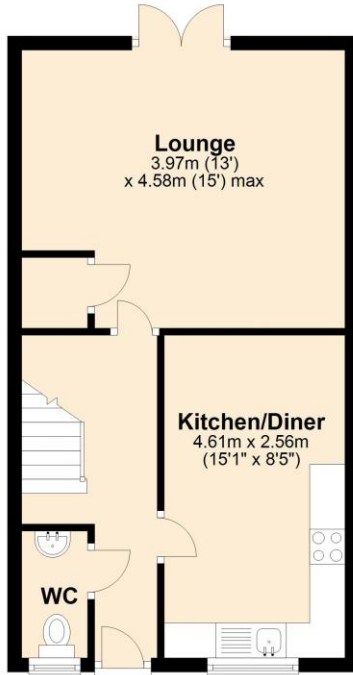




Floorplan

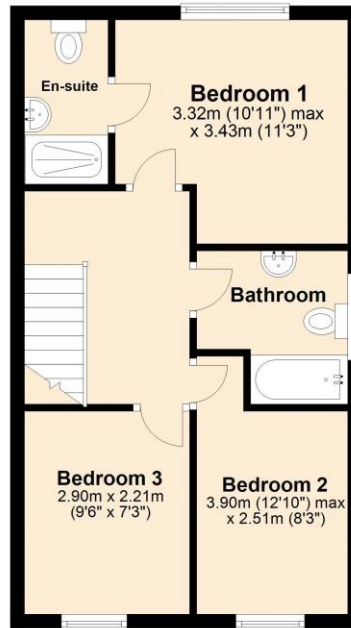
Ground Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



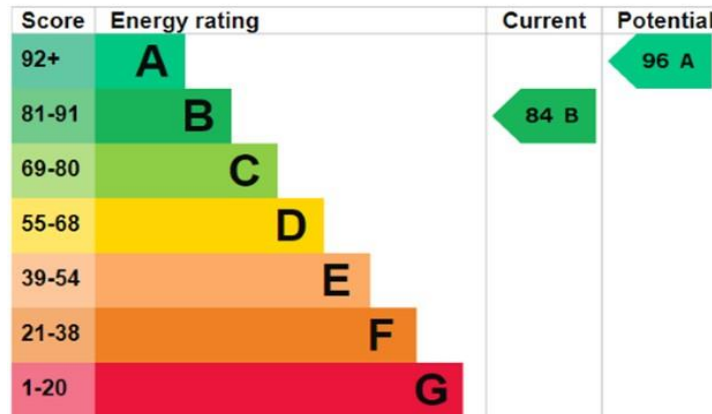
First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 79.0 sq. metres (850.5 sq. feet)

EPC Graph (full EPC available on request)



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