



Beaumont Close Shiremoor

A beautifully presented and stylish modern link on this exclusive development. Circa 2021, Beaumont Close is a small and private cul-de-sac set back, with our gorgeous home benefiting from not being directly overlooked. This family home is also available with no onward chain and showcases, entrance hallway, lounge, stunning open plan dining kitchen with French door out to the garden, a high gloss range of units with integrated appliances, downstairs cloaks/wc. Impressive landing with contemporary glass panels to the staircase, two large double bedrooms, one with large storage cupboard. The bathroom is both generous and luxurious with chrome shower and large Forest Waterfall spray. Private and enclosed rear garden with artificial lawn and patio, front driveway. The property still benefits from a builder warranty.

Offers Over £180,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: staircase up to the first floor, radiator, door to:

LOUNGE: (front): 12'4 x 10'9, (3.28m x 3.76m), beautifully presented lounge with radiator, double glazed window, under-stair storage cupboard, door to:



DINING KITCHEN: (rear): 14'10 x 14'3, (4.52m x 4.34m), a stunning, open plan family dining kitchen with double glazed picture window and French door out to the garden area. The kitchen is fitted with a stylish and contemporary range of high gloss, base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, single drainer sink unit with mixer taps, plumbed for automatic washing machine, high gloss tiled floor, spotlights to ceiling, door to:

DOWNSTAIRS CLOAKS/W.C.: half pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, half tiled walls, tiled floor

FIRST FLOOR LANDING AREA: contemporary panels to staircase, loft access, door to:

BEDROOM ONE: (rear): 14'2 x 8'9, (4.32m x 2.67m), radiator, double glazed window

BEDROOM TWO: (front): 10'9 x 8'5, (3.28m x 2.57m), radiator, double glazed window, large storage cupboard with hanging space and shelving



BATHROOM: luxurious bathroom, comprising of, bath with chrome hot and cold mixer taps, chrome shower with large Forest Waterfall spray, half pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, tiled floor, tiled bath and shower area, additional modern tiling

EXTERNALLY: private and enclosed garden with artificial lawn and patio area, front garden with driveway



PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to Premises
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

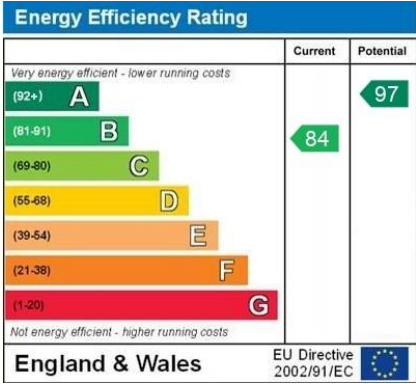
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: B

WB2934.AI.DB.6.02.2025 V.1





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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