

BRUNTON

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BEAUMONT CLOSE, SHIREMOOR, NE27

Offers Over £180,000

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TWO BEDROOMS | TERRACED HOME | GREAT AREA

Brunton Residential are delighted to welcome to the market this terraced property in the charming area of Beaumont Close, Shiremoor, with two bedrooms, off-street parking and a rear garden which is laid to lawn.

Situated in Shiremoor, this property, built in 2022, offers easy access to local amenities. Nearby shopping includes Boundary Outlet Newcastle and Silverlink retail park, while Shiremoor Primary School serves young families. Cobalt business Park is under 1 mile away. Excellent transport links include Shiremoor Metro Station with regular services to Newcastle, plus several bus routes. The area also provides access to various green spaces for outdoor activities.

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Upon entering this home, you are welcomed into an entrance hall, where a staircase leads up to the first-floor landing.

To the right, a spacious lounge with wooden flooring. From here, you can access the well-appointed kitchen, situated at the rear of the property. Featuring stylish tiled flooring, sleek cabinetry, and integrated appliances, the kitchen also benefits from a door leading out to the rear garden. A conveniently located WC completes the ground floor.

Upstairs, the first-floor landing provides access to two good-sized bedrooms, both enjoying carpeted flooring. One of the bedrooms also boasts a built-in cupboard, offering additional storage space. Serving these rooms is a modern family bathroom, complete with tiled flooring, a bath, an overhead shower, and a washbasin.

Externally, the property features a private rear garden, laid to lawn and enclosed by fenced boundaries, with a paved seating area. An access gate provides to the rear. To the front, off-street parking is available for one vehicle.



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TENURE : Freehold

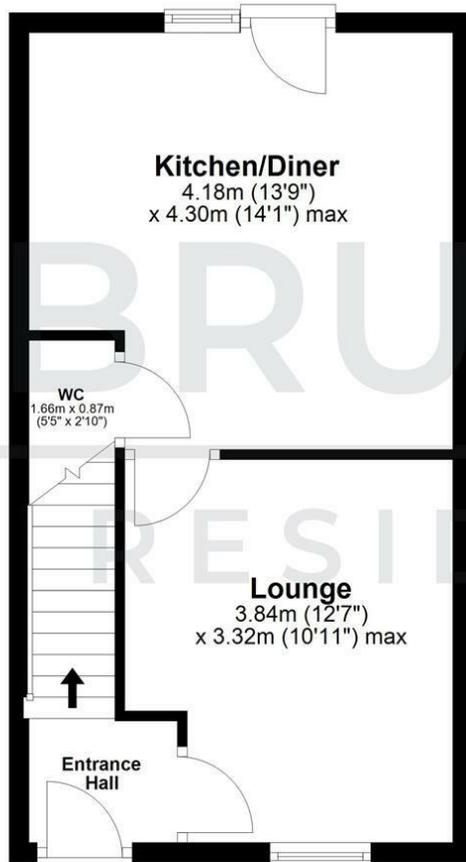
LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B

Ground Floor

Approx. 34.9 sq. metres (375.3 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 69.7 sq. metres (749.9 sq. feet)



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 97 |
| (81-91) B | 84 |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |