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FOR
SALE

13 BALMORAL GARDENS, WHITLEY BAY NE26 3LU
£450,000



4 BEDROOM HOUSE - TERRACED

- STUNNING FOUR BEDROOM MID TERRACE HOUSE
- IMMACULATEDLY PRESENTED
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- CONTEMPORARY BREAKFASTING KITCHEN & UTILITY ROOM
- STYLISH FAMILY SHOWER ROOM
- FRONT TOWN GARDEN AND SECLUDED REAR YARD
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
16'10" x 14'1"

RECEPTION ROOM TWO
15'9" x 12'1"

BREAKFASTING KITCHEN
11'10" x 11'0"

UTILITY

10'11" x 6'8"

DOWNSTAIRS WC

LANDING

BEDROOM
17'1" x 12'4"

BEDROOM
13'10" x 12'3"

BEDROOM

10'3" x 6'4"

BEDROOM

9'10" x 7'8"

SHOWER ROOM
6'7" x 10'11"

FRONT TOWN GARDEN

REAR YARD

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Embleys are delighted to be instructed in the sale of this stunning, mid terrace house built in the Victorian era and perfectly located within a sought after residential area. It boasts a wealth of modern features with fabulous period charm making it ideal for a family.

With over 1400 square foot of accommodation set over two floors, this fantastic property consists of a vestibule and characterful entrance hallway with stairs up to the first floor. Both reception rooms are generously sized with beautiful period fireplaces and period features. The contemporary kitchen benefits from a good range of high gloss units with stone worktops, single eye level oven, integrated dishwasher and an Island with storage and breakfast bar. The utility room has further units, contrasting worktops, space for appliances and doors to the downstairs WC and rear yard To the first floor there are four bedrooms, three with period feature fireplaces. There is a beautiful family showroom with double, walk in rainfall shower, vanity washbasin and low level WC.

Externally there is well maintained front town garden with and a secluded low maintenance rear yard with outhouse providing storage.

The amazing condition, superb layout, generous size and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links.

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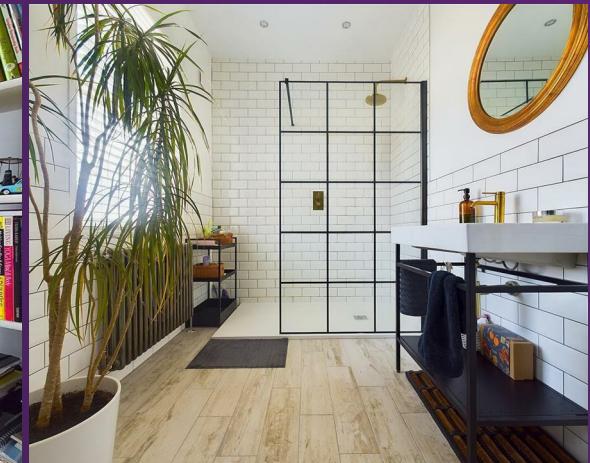
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		70
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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