

FOR
SALE

MIDWAYS BALMORAL GARDENS, WHITLEY BAY NE26 3LU
£1,275,000



4 BEDROOM HOUSE - DETACHED

- SUPERB FOUR BEDROOM DETACHED HOUSE
- SUBSTANTIAL WALLED GROUNDS WITHIN HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- IMPRESSIVE RECEPTION HALL WITH SWEEPING STAIRCASE
- TWO SPACIOUS RECEPTION ROOMS
- STUDY & DOWNSTAIRS WC
- GOOD SIZED KITCHEN DINER & UTILITY ROOM
- TWO ENSUITES ONE WITH SAUNA
- FAMILY BATHROOM WC
- ELECTRIC GATED CARRIAGE DRIVEWAY, MATURE GARDENS & SIDE DRIVEWAY
- NO UPPER CHAIN, EPC RATING D

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VESTIBULE

ENTRANCE RECEPTION ROOM
23'10 x 18'3

RECEPTION ROOM
15'11 x 15'7

RECEPTION ROOM
14'8 x 14'5

KITCHEN DINER
17'9 x 15'2

STUDY
17'3 x 10'3

DOWNSTAIRS WC
7'1 x 4'3

UTILITY ROOM
32'10 x 9'3

BEDROOM
16'1 x 13'8

ENSUITE & SAUNA
7'10 x 6'6 & 4'8 x 3'6

BEDROOM
14'5 x 12'7

ENSUITE
11'6 x 8'11

BEDROOM
17'1 x 12

BEDROOM
17'1 x 10

BATHROOM WC
15'2 x 8'8

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A rare opportunity to acquire one of North Whitley Bay's most distinctive family homes. Occupying an exceptional and substantial walled plot in one of the area's most sought after residential locations, this remarkable four bedroom detached property offers an unrivalled combination of space, character and privacy. Grounds of this scale are rare in North Whitley Bay, making this a truly unique home, offered for sale with no upper chain.

A vestibule leads into a magnificent reception hall where a grand split staircase rises to an elegant galleried landing, framed by beautiful period stained glass windows. With oak panelling, a period fireplace and folding doors opening into the principal reception room, this breathtaking entrance creates an unforgettable first impression. The two generous reception rooms both enjoy feature fireplaces and windows overlooking the stunning front grounds. The spacious kitchen diner offers a range of units with granite worktops, space for a range cooker, fridge, freezer and dishwasher, together with ample room for family dining. Completing the ground floor are a substantial study with fitted furniture, a good sized utility room and a downstairs WC.

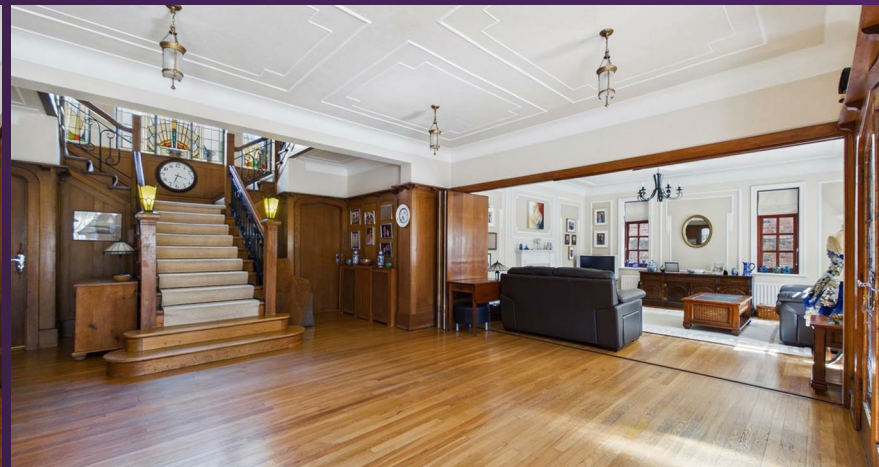
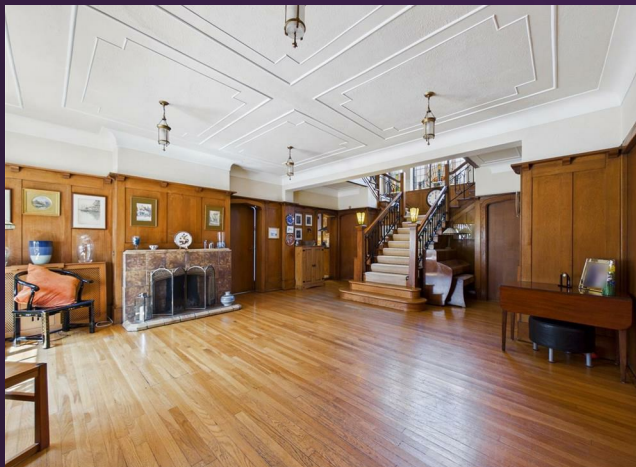
The first floor provides four exceptionally generous double bedrooms, most with picture windows. Two benefit from en-suite facilities, both with walk in showers, one incorporating a bath and the other with a private sauna, whilst the family bathroom offers a corner bath, walk-in shower, twin wash basins and WC.

Externally, the grounds are simply outstanding. Electric gates open onto a sweeping circular carriage driveway with a landscaped central island, complemented by lawns, mature trees, established planting, numerous patios and seating areas, an impressive summerhouse, an additional side driveway and a rear yard. Offering a lifestyle and setting seldom found in North Whitley Bay.

The property has recently been affected by a plumbing flood in some rooms. Remedial works are being undertaken.

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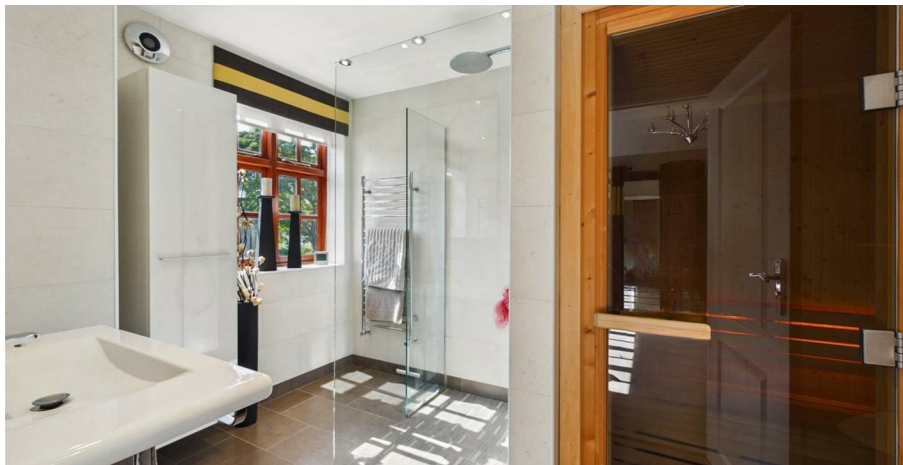
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Floor 0



Floor 1



Approximate total area⁽¹⁾
3027 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		

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