

# SIGNATURE

## NORTH EAST

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📍 Balmoral Gardens, Whitley Bay NE26 3LU



# Balmoral Gardens, Whitley Bay NE26 3LU

**Asking Price**  
**£539,950**

Signature North East are delighted to welcome to the market this charming five-bedroom terraced property, perfectly situated in the sought-after coastal town of Whitley Bay. This fantastic home enjoys a prime location, just a short walk from the vibrant high street where you'll find a variety of local coffee shops, independent retailers, and everyday amenities. The beautiful Whitley Bay coastline and iconic Spanish City are also within easy reach. Ideal for families, the area is home to several schools, including the highly regarded Whitley Bay High School.

As you enter the property, you're greeted by a central hallway that leads you to the spacious open-plan living and dining room. This inviting space is perfect for both relaxation and entertaining, boasting a large bay window at the front and a further large window to the rear, flooding the room with natural light. The kitchen/diner is equally impressive, featuring stylish wall and base units, sleek worktops, and a breakfast bar ideal for casual dining. From the kitchen, there is access to the rear yard area.

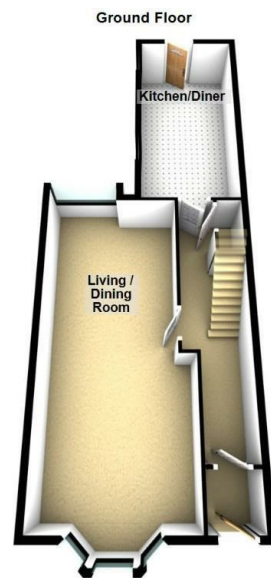
On the first floor, the property offers four bedrooms. Bedrooms one and two are generously sized and can easily accommodate double beds and additional furnishings, with bedroom one benefitting from a bay window. Bedrooms three and four offer versatile options, ideal as a child's bedroom or home office. Completing this floor is a modern family bathroom comprising a bathtub, separate shower, hand basin and W.C. On the second floor, you'll find the spacious fifth bedroom, enhanced by Velux windows for plenty of natural light, and a shower room adjacent, complete with a walk-in shower, W.C., and hand basin.

Externally, this home offers a front garden and rear yard with a generous patio area, perfect for outdoor seating. Conveniently, on-street parking is available at the front of the property with no permit required.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



## Measurements:

Living / Dining Room  
30'4" x 12'1"

Kitchen / Diner  
19'5" x 9'7"

Bedroom One  
14'10" x 12'5"

Bedroom Two  
13'9" x 12'5"

Bedroom Three  
10'9" x 5'8"

Bedroom Four  
9'0" x 5'8"

Bathroom  
10'1" x 9'7"

Bedroom Five  
18'7" x 9'1"

Shower Room  
7'6" x 7'10"

## Energy Efficiency Rating

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

England & Wales

EU Directive  
2002/91/EC











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