



## Skyways, Balmoral Gardens | Whitley Bay | NE26 3LU

### **£450,000**

Occupying a generous plot within the highly sought-after Balmoral Gardens, Skyways is a spacious four-bedroom home offering versatile accommodation, exceptional natural light, a private South-East facing garden plus the added convenience of a double width driveway and a garage that offer excellent off street-parking. Upon entering, the bright entrance porch leads into a generous open-plan lounge and dining area, featuring exposed brick walls, a feature electric fireplace, and dual aspect windows that fill the space with light. Sliding doors open into a charming sun room, overlooking and providing access to the rear garden, a perfect spot to relax and enjoy the outlook all year-round. The kitchen offers a range of fitted units, coordinating worktops, and garden views, with a connecting utility room providing additional storage, laundry facilities, and access to the side of the property. A ground floor W.C. adds convenience. To the first floor, the home boasts four well-proportioned bedrooms, all offering ample space for furniture and excellent natural light. The family bathroom is fitted with a bath and overhead shower, wash basin and low-level W.C., complemented by tiled walls and privacy glazing. A generous sized loft can be reached by a loft ladder from the first-floor landing offering storage space or potentially an extension into the roof space. Also, at first floor level above the living room and sun lounge there is scope for a further bedroom and ensuite bathroom, both of which will be subject to the usual planning permission and building regulations consent. Externally, Skyways enjoys a beautifully enclosed rear garden with a South-East aspect, offering a tranquil and private setting ideal for family life or entertaining outdoors. The front garden is attractively maintained and features a double driveway leading to the garage, while a private side access lane provides easy connectivity between front and rear. Located within easy reach of Whitley Bay's excellent range of amenities, well-regarded schools, transport links, and the beautiful North Tyneside coastline, Skyways presents a fantastic opportunity to acquire a spacious and adaptable home in a prime location.

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**Link Detached House**

**Four Double Bedrooms**

**Highly Sought-after Location**

**Double Driveway & Garage**

**Open Plan Lounge/Dining**

**South-East Facing Garden**

**Downstairs W.C./Cloaks**

**Utility Room**

**No Onward Chain!**  
**For more information contact us today.**

**ENTRANCE PORCH:** Entrance door, sliding door storage area, large front aspect window, radiator, door to:

**LOUNGE:** 20'6 x 16'1 (6.25m x 4.9m) Spacious open plan lounge area, stairway to first floor, exposed brick walls, feature electric fireplace, radiator, front aspect windows and sliding door into the sun room to the rear flooding the room with natural light from both aspects, open plan to the dining area.

**SUN ROOM:** 9'8 x 9' (2.95m x 2.74m) Sun room with dual aspect sliding doors leading from the lounge and exiting into the beautiful garden, radiator, window to the kitchen, tiled floor.

**DINING AREA:** 9'7 x 10'5 (2.92m x 3.18m) A welcoming dining area that flows from the living room, radiator, privacy glass window into utility area, window to kitchen with service hatch, door to:

**KITCHEN:** 7'9 x 16'6 (2.36m x 5.03m) Incorporating a range of base, wall and drawer units, co-ordinating worktops, windows to sun room and dining area, double glazed external windows overlooking the garden, sink unit with mixer tap, tiled splashback, radiator, door to:

**UTILITY:** 14'7 x 7'9 (4.45m x 2.36m) Maximum measurement including boiler cupboard. Plumbing for washer, radiator, windows, side access door to private side lane with access to front and rear garden, door to:

**W.C:** Low level W.C. with low level cistern, double glazed privacy window, handwash basin with taps.



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**LANDING:** Radiator, access hatch with built in ladder to the large loft space, door to:

**BEDROOM ONE:** 16'9 x 12'8 (5.11m x 3.86m) Plus depth of storage cupboard. Maximum measurement including fitted wardrobe. A spacious double bedroom, large double-glazed windows which benefit from a rear garden aspect and provide an abundance of light, radiator.

**BATHROOM:** 5'5 x 9'3 (1.65m x 2.82m) Maximum measurement. Family bathroom with tiled walls, bath with overhead shower, pedestal washbasin, double glazed privacy windows, fully tiled walls, bidet, Low level W.C. with lever cistern

**BEDROOM TWO:** 14' x 9'9 (4.27m x 2.97m) Plus storage cupboard and including fitted wardrobes. Double bedroom with double-glazed window, radiator.

**BEDROOM THREE:** 9' x 12'7 (2.74m x 3.84m) Plus alcove space. Double bedroom benefiting from large double-glazed windows to create another naturally light room, radiator.

**BEDROOM FOUR:** 10' x 9'4 (3.05m x 2.84m) Plus alcove storage space. Double bedroom that is also ideal as a study/office, double glazed window, radiator.

**EXTERNALLY:** Enclosed and spacious rear garden which benefits from a South-East aspect, beautifully kept front garden, double front driveway with garage for off street parking and ideal storage space, private side access lane.

**GARAGE:** 14'8 x 16'9 (4.47m x 5.11m) A generously proportioned garage with wooden bi-folding garage door providing access to the front drive, double glazed window.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: E

#### EPC RATING: D

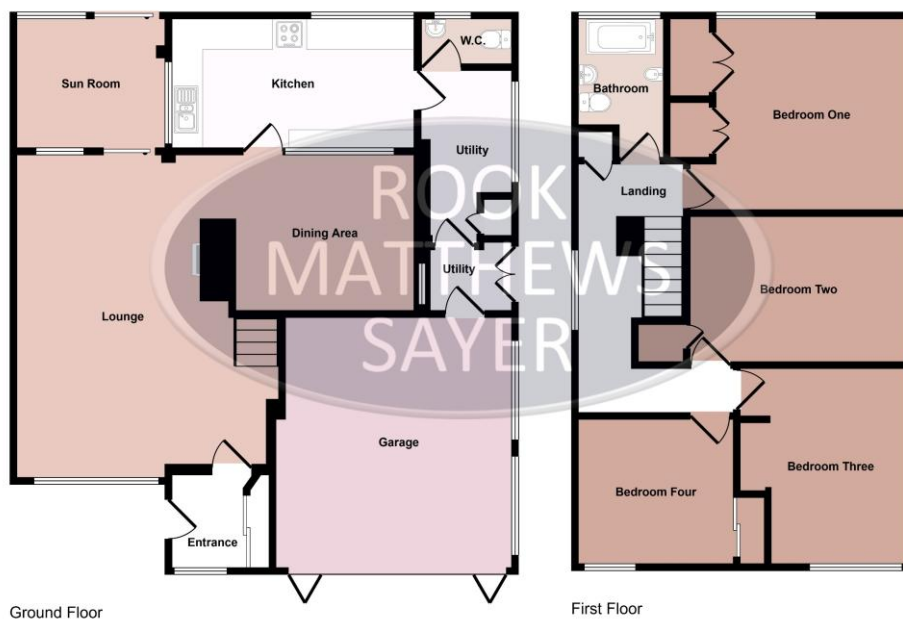
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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