

FOR
SALE

38 PYKERLEY ROAD, MONKSEATON NE25 8EW
£295,000



2 BEDROOM HOUSE - SEMI-DETACHED

- TWO BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS LOUNGE
- MODERN KITCHEN DINER
- BATHROOM & SEPARATE WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

LOUNGE
15'7 x 11'6

KITCHEN DINER
12'3 x 10'1

LANDING

BEDROOM ONE
13'9 x 9'4 (not including recess)

BEDROOM TWO
10'8 x 9'6

BATHROOM
5'11 x 4'8

SEPARATE WC

FRONT GARDEN

REAR GARDEN

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This lovely, semi detached house was built around 1920s to 1930s and is perfectly located in a popular residential area. It displays a variety of modern features with period charm and is ideal for a range of buyers.

With over 650 square feet of accommodation set over two floors, this charming property consists of a spacious lounge with bay window and feature fireplace and a modern kitchen diner which accommodates a dining table and benefits from a range of units with contrasting worktops and integrated appliances including eye level oven, microwave, gas hob, chimney hood, fridge freezer, washing machine and dishwasher. There is also an understairs storage cupboard which easily accommodates a tumble dryer. To the first floor landing there is a storage cupboard, two spacious and stylish bedrooms and a bathroom benefitting from a bath with shower over, pedestal wash basin and a separate WC. Externally there is a front garden with driveway parking and a rear garden with lawn, patios, outhouse and planted borders.

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

Monkseaton is a characterful place which proudly holds onto its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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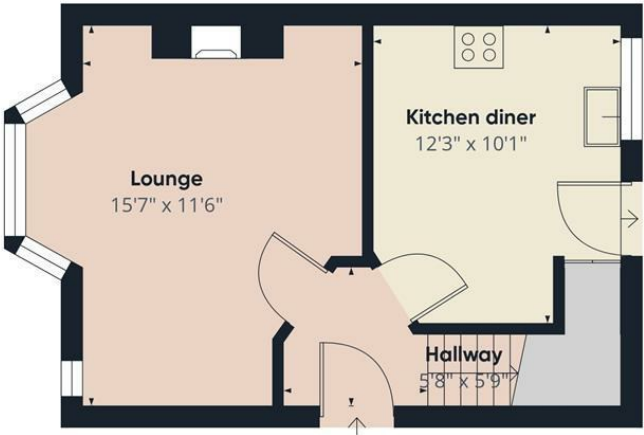


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Floor 0



Floor 1

Approximate total area⁽¹⁾
653 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.

GIRAFFE360

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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		
(55-68) D	58	67
(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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