

FOR
SALE

48 PYKERLEY ROAD, WHITLEY BAY NE25 8EW
£299,950



2 BEDROOM HOUSE - SEMI-DETACHED

- BEAUTIFUL TWO BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- STYLISH LOUNGE
- FABULOUS KITCHEN
- CONTEMPORARY BATHROOM WC
- FRONT GARDEN & DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

LOUNGE
15'9 x 11'8

KITCHEN
12'3 x 10'0

LANDING

BEDROOM
14'0 x 8'7

BEDROOM
10'5 x 9'5

BATHROOM WC
8'3 x 4'7

FRONT GARDEN

REAR GARDEN

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Situated in the ever popular coastal suburb of Monkseaton, this beautifully presented two bedroom semi detached home has been thoughtfully modernised throughout to create a stylish and inviting home ready to move straight into. Blending contemporary finishes with practical living, the property offers light filled accommodation, an impressive open-plan layout and exceptional outdoor space, making it an ideal choice for first time buyers, professionals or those looking to downsize without compromise.

The accommodation begins with a welcoming entrance hallway leading through to a spacious lounge, seamlessly flowing into the stunning open plan kitchen and dining area. Designed as the heart of the home, the kitchen features integrated fridge freezer, dishwasher, washer dryer, central island, ample storage and direct access to the rear garden, creating the perfect space for both everyday living and entertaining. To the first floor are two generous double bedrooms, both beautifully presented, along with a stylish contemporary bathroom accessed from the landing, complete with quality fittings and a modern finish.

Externally, the property enjoys a well maintained front garden alongside a private driveway providing off-street parking. To the rear is a fantastic landscaped garden, thoughtfully designed with generous patio areas, raised planters and seating spaces, offering a low maintenance yet highly attractive setting that's perfect for relaxing or entertaining.

Pykerley Road is ideally positioned within the highly sought-after area of Monkseaton, renowned for its excellent local schools, convenient transport links including Metro services, and an excellent selection of cafés, shops and amenities. The beautiful coastline, beaches and vibrant centres of Whitley Bay and Tynemouth are just a short distance away, making this a superb location for those seeking the perfect balance of coastal living and everyday convenience.

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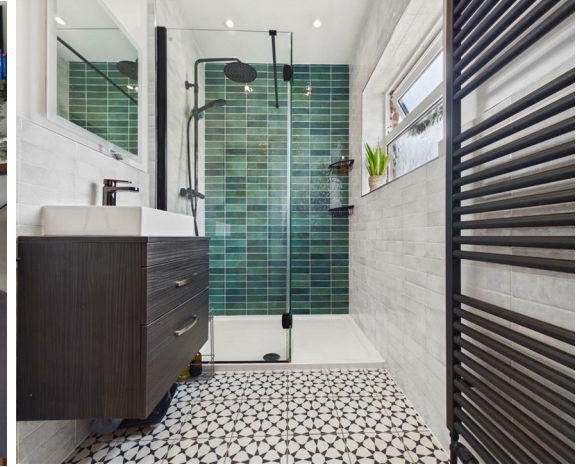
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FLOORPLAN

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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		73
(55-68) D	64	
(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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