

FOR
SALE

5 PYKERLEY ROAD, MONKSEATON NE25 8EW
OFFERS OVER £365,000



2 BEDROOM BUNGALOW - SEMI DETACHED

- TWO BEDROOM SEMI DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- RECEPTION ROOM & SPACIOUS CONSERVATORY
- KITCHEN DINER
- BATHROOM & SEPARATE WC
- REAR PORCH
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN & OUTHOUSE WITH POWER
- EPC RATING PENDING
- NO UPPER CHAIN

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
13'11 x 12'5

KITCHEN DINER
16'11 x 12 & 8 x 7'1

CONSERVATORY
13'10 x 8'9

REAR PORCH
24'7 x 3'8

BEDROOM ONE
13'10 x 12'4

BEDROOM TWO
11'7 x 11'2

BATHROOM
7'2 x 6'10

SEPARATE WC

FRONT GARDEN

REAR GARDEN

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Beautifully presented and full of period charm, this delightful semi-detached bungalow (circa 1930s) occupies a generous corner plot within the highly sought-after residential area of Monkseaton. Offering approximately 1,194 sq ft of well-planned accommodation, this home perfectly combines character, space, and modern living.

The property is accessed via a welcoming vestibule leading into a spacious entrance hallway, setting the tone for the rest of the home. There is a comfortable reception room, ideal for relaxing, while to the rear a large conservatory provides an excellent additional living space with doors opening onto the garden—perfect for enjoying the West-facing aspect.

The lovely fitted kitchen diner offers ample space for a dining table and features a range of units with contrasting worktops. Integrated appliances include an eye-level oven, electric hob, and chimney hood, with additional space for a fridge freezer and washing machine. The kitchen also benefits from direct access to the conservatory and a glazed rear porch.

There are two generously sized bedrooms, one of which includes fitted wardrobes. A modern family bathroom is fitted with a corner bath, walk-in shower, pedestal wash basin, and low-level WC, complemented by a separate WC for added convenience. Externally, the property boasts a well-maintained front garden with driveway parking and planted beds. To the rear, the West-facing garden has been thoughtfully landscaped for low maintenance, featuring mature borders, patio areas, and a charming summerhouse—ideal for outdoor entertaining or relaxation. There is also a outside brickbuilt storage area with electricity, attached to the property but accessed from the rear.

This attractive home offers a superb layout, generous proportions, and a fantastic location, making it an ideal purchase for a wide range of buyers.

Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times.

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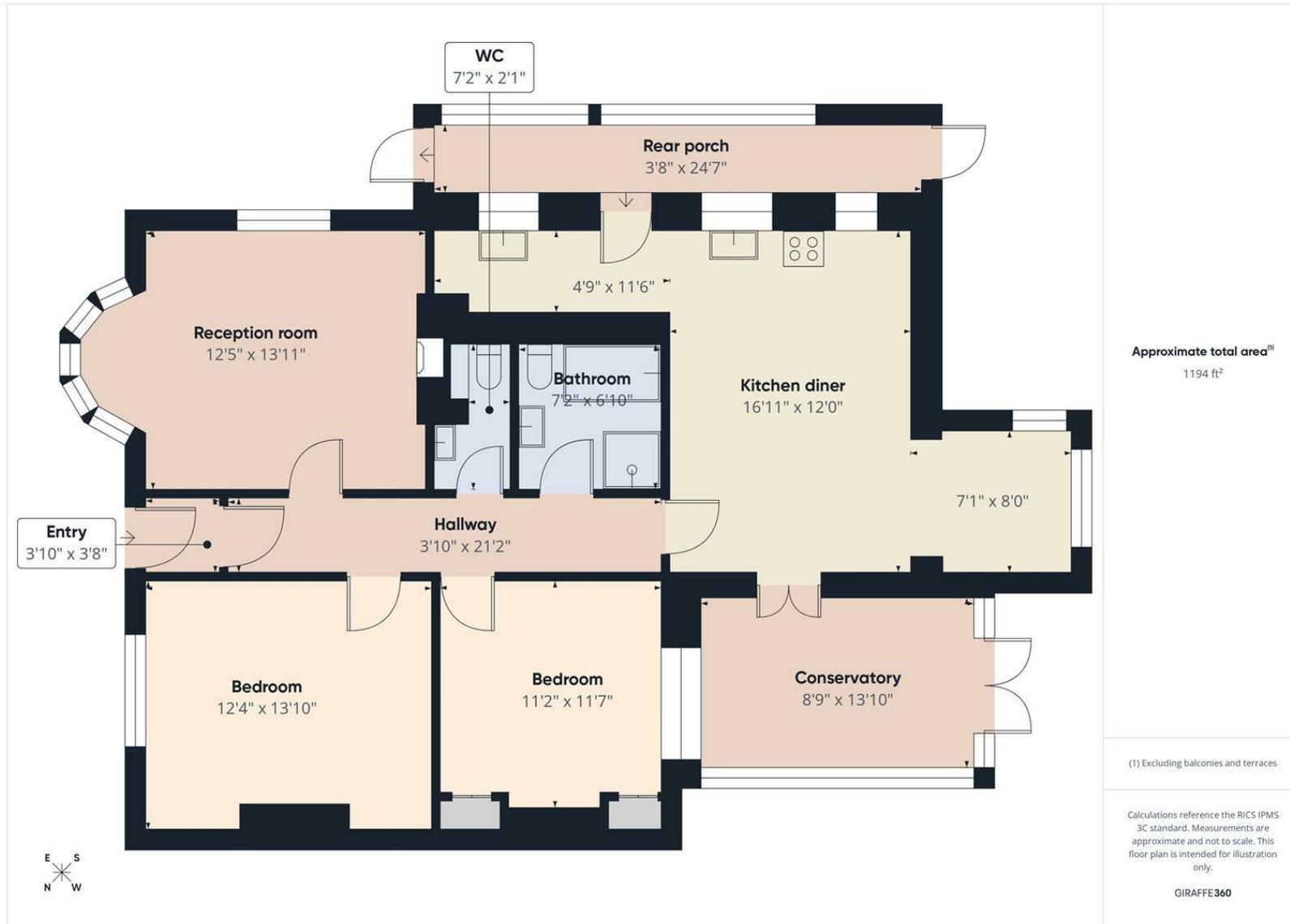


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SMOKE ALARMS

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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