



Pykerley Road Monkseaton

An outstanding, extended, 1930's semi-detached family home, oozing charm, beautiful features, space and a superb location. Just a short walk to Monkseaton Village, the Metro, local shops and restaurants and within the catchment area for popular local schools. It is also just a few minutes' drive from our wonderful beach, coastline and Whitley Bay award winning town centre. The property itself is just gorgeous, with an entrance hallway, lounge with feature bay window, cast iron fireplace and open fire, perfect for cosy evenings! The dining kitchen has been extended and boasts a stunning re-fitted kitchen with Range cooker, (negotiable), Inglenook recess and French door from the dining area out to the rear garden, there is a stylish downstairs cloaks/wc. and utility area also! Two large double bedrooms to the first floor, the principle bedroom with feature bay window and stylish mirrored wardrobes, Contemporary family bathroom with forest waterfall shower. There is a delightful, well thought out garden to the rear with paved patios, lawn, feature gravelling and shed, access through to the front garden area and driveway.

£290,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: original varnished wood flooring, coving, door through to:

LOUNGE: (front): 15'7 x 14'4, (4.75m x 4.37m), with measurements into feature, double glazed bay window with fitted window shutters and into alcoves, fabulous cast iron, arch fireplace and open fire, original varnished wood flooring, picture rail, cornice to ceiling, radiator, double glazed window

DINING KITCHEN: (rear): 17'2 x 9'9, (5.23m x 2.97), a stunning, extended family dining kitchen with an elegant and rustic feel, the kitchen is fitted with a range of base, wall and drawer units, co-ordinating worktops, Inglenook and recessed Range cooker (negotiable), feature tiling, spotlights to ceiling, tiled floor, one and a half bowl sink unit with mixer taps, brick effect tiling, wine rack, coving to ceiling, vertical radiator, under-stair storage cupboard, tiled floor, step down through to dining room with double glazed French door out to the rear garden door to:

UTILITY/DOWNSTAIRS WC: contemporary and stylish utility area and downstairs cloaks/w.c., vertical radiator, vanity sink unit with mixer taps, low level w.c. with push button cistern, double glazed window, spotlights to ceiling, brick effect tiling, tiled floor

FIRST FLOOR LANDING AREA: split level landing area with double glazed window, storage cupboard housing combination boiler, loft access with pull down ladders, we understand that the loft is half boarded for storage purposes, door to:

BEDROOM ONE: (front): 14'1 x 9'3, (4.29m x 2.82m), with measurements into feature double glazed bay window and including depth of sliding mirrored wardrobes, providing ample hanging and storage space, radiator



BEDROOM TWO: (rear): 10'4 x 9'4, (3.15m x 2.84m), with measurements into alcoves, radiator, double glazed window

BATHROOM: 11'4 x 4'8, (3.56m x 1.42m), a stunning, re-fitted family bathroom, comprising of, "P" shaped bath with chrome hot and cold mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, vertical radiator, tiled bath and shower area, half tiled walls, tiled floor two double glazed windows

GARDEN: beautiful, landscaped and upgraded garden, thoughtfully designed to include multiple paved patios, feature gravelling, lawn and borders, shed, gated access to the front garden and driveway, walled with double gates for off street parking

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway/off street parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: B

EPC RATING: D

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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