



Bygate Road | Whitley Bay | NE25 8BN

£300,000

Situated on the ever-popular Bygate Road, Whitley Bay, this detached two-bedroom bungalow offers well-proportioned single-storey living, complete with off-street parking, an attached garage, and low-maintenance gardens. The accommodation is centered around a spacious reception room, featuring a wide opening to the hallway that enhances the sense of space and flow throughout the property. Large windows to both the front and rear elevations flood the room with natural light, while neutral décor provides an ideal blank canvas for prospective purchasers. The fitted kitchen offers an excellent range of worktop space, complemented by tiled walls and flooring, and benefits from direct access to the rear garden, making it both practical and functional for everyday living. There are two generous sized bedrooms, each enjoying pleasant outlooks over different aspects of the plot. The fully tiled bathroom is fitted with a white suite comprising a bath, separate shower, wash hand basin, and WC. A particularly spacious entrance hallway provides access to all principal rooms. Externally, the property boasts a paved driveway and forecourt providing ample off-street parking and access to the attached garage. To the rear, a private, low-maintenance garden is laid predominantly to patio with mature planting and enclosed walled boundaries, creating an attractive space for outdoor dining and relaxation. Ideally positioned, the property enjoys easy access to Whitley Bay town centre, offering a wide selection of shops, cafés, bars, and restaurants. The beautiful coastline, seafront, and promenade are also nearby, providing excellent leisure opportunities. Well-regarded local schools, including Whitley Bay High School and Marine Park First School, are within reach, while excellent transport links include nearby Whitley Bay and Monkseaton Metro stations, offering convenient connections to Newcastle city centre and surrounding coastal towns. Regular bus services further enhance accessibility across North Tyneside. Early viewing is highly recommended to appreciate the accommodation and location on offer.

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Detached Two-Bedroom Bungalow

Off-Street Parking and Attached Garage

Spacious Main Reception Room

Fitted Kitchen with Ample Worktops

Fully Tiled Bathroom with Separate Shower

Generous Sized Hallway

Low-Maintenance Walled Patio Garden

Vacant Possession

For any more information regarding the property please contact us today

ENTRANCE PORCH: Glazed entrance door, radiator, entrance porch providing access into the main hallway.

ENTRANCE HALL: Spacious central hallway with decorative ceiling cornicing, radiator, door to:

BEDROOM TWO: 11'11" x 9'8" (3.62m x 2.94m) Bay window to the front, radiator and fitted carpet.

BATHROOM: 9'2" x 6'4" (2.80m x 1.93m) Panelled bath, separate shower enclosure pedestal wash basin, W.C, tiled walls, radiator and window.

LIVING / DINING ROOM: 23'10" x 18'8" (7.27m x 5.70m) An exceptionally spacious reception room with bay window overlooking the rear garden, further windows, sliding door to garden, radiators, decorative ceiling cornicing and fitted timber-effect display and storage units incorporating shelving and an inset electric fire, door to:

KITCHEN: 17'9" x 10'11" (5.40m x 3.34m) Fitted with a range of timber-effect wall and base units with contrasting work surfaces, inset stainless sink and drainer, integrated oven and gas hob, plumbing for washing machine and dishwasher, tiled walls and tiled flooring. Breakfast bar area, radiators, window and door to side.

BEDROOM ONE: 15'3" x 11'11" (4.64m x 3.62m) Generous double bedroom with windows, radiator, decorative ceiling cornicing and fitted carpet.

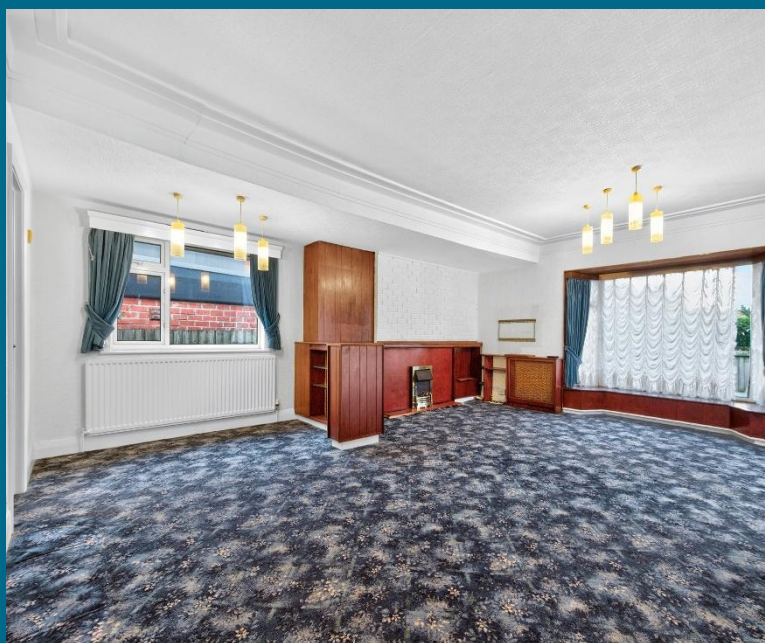
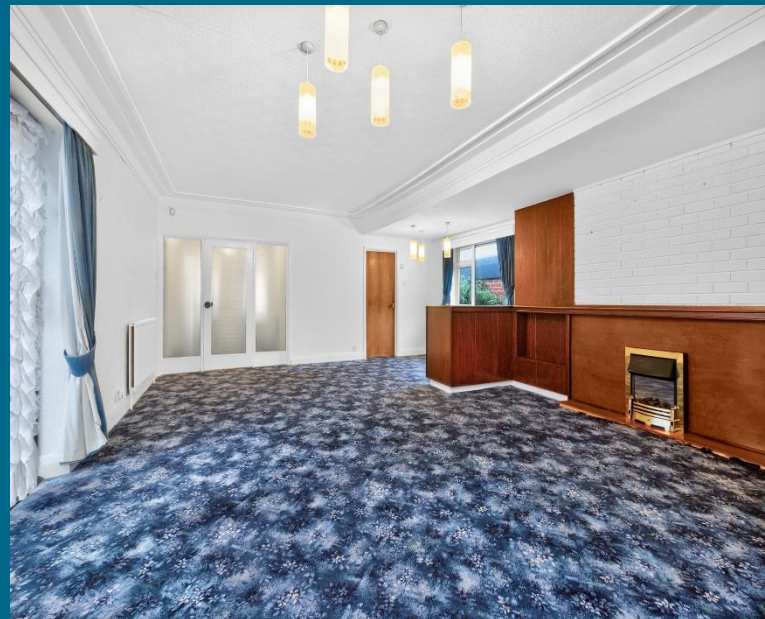
GARAGE: 17'5" x 9'0" (5.32m x 2.75m) Integral garage with roller-style access door.

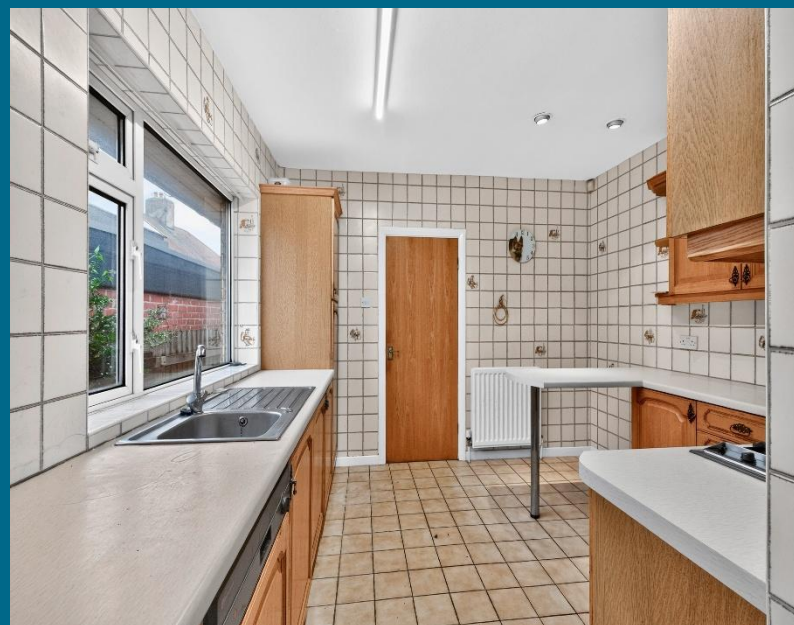
EXTERNALLY: To the front is a block-paved driveway providing off-street parking and access to the garage, together with a paved garden area and established boundary walls. The rear garden is predominantly paved for ease of maintenance, with mature shrubs, planting and established boundary screening creating a more private outdoor space. There are several paved seating areas with gated access to the side.

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Total floor area 114.3 m² (1,230 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING

The Northeast 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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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: D

EPC RATING: D

WB4115 TJ.DB.19.10.2026 v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS as any authority to make or give any representation or warranty whatever in relation to this property.

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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