

18 Denmark Lane, Heckford Park,
Poole, Dorset, BH15 2DG



HEARNES

WHERE SERVICE COUNTS

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FREEHOLD PRICE £325,000

An attractive, turn of the century, 3 bedroom semi-detached house, tucked away in a quiet lane in Heckford Park, with parking and a southerly facing garden. The property is immaculate inside, in good decorative order and has been well looked after, being within the same family since the 1950. The property has been updated to include a new roof in 2017, along with an updated central heating system, boiler and double glazed windows. Offering 2 reception rooms, kitchen and ground floor family bathroom, with 3 good sized bedrooms, all with fitted wardrobes, on the first floor. Set on a corner plot with an enclosed rear garden to the rear and a parking space to the front, all set within a few hundred metres of the town centre.

- Character turn of the century 3 bedroom house set in a quiet lane, within a few hundred yards of the Dolphin Centre
- Well presented throughout and been in the same family since 1950
- 2 reception rooms
- Off road parking to the front
- Kitchen fitted in a range of cream shaker style units with worktops over and freestanding cooker and space and plumbing for washing machine and fridge/freezer
- Modern, fully tiled ground floor 4 piece bathroom with bath, separate shower, wash basin and wc
- 3 good sized bedrooms upstairs
- Main bedroom with excellent built in storage to include wardrobes and chest of drawers. Bedroom 3 with fitted wardrobes and bedroom 2 with built in wardrobes
- New roof in 2017
- Updated gas central heating and double glazing
- Part boarded loft with pull down wooden ladder
- South easterly facing low maintenance walled garden with patio and area of artificial grass. Large storage shed, divided into 2 with the right hand side having power and light and space for a tumble dryer
- Set moments away from the centre of Poole, in a popular area where all amenities are just a walk away

This property is tucked away at the end of Denmark Lane, just before Heckford Lane in Heckford Park. With everything on your doorstep, the property is conveniently located within a few hundred metres of the Dolphin Centre with its range of shops, leisure facilities and bus station. Poole Park with its leisure facilities and cafes is approximately half a mile, and so is the train station and hospital. The bustling and ever popular Poole Quay is within 1 mile, and the harbourside at Baiter Park, close by too. The sandy bathing beaches are also within easy reach, just over 3 miles away. Currently this property is in the catchment area for Longfleet CE Primary School & Poole High School.

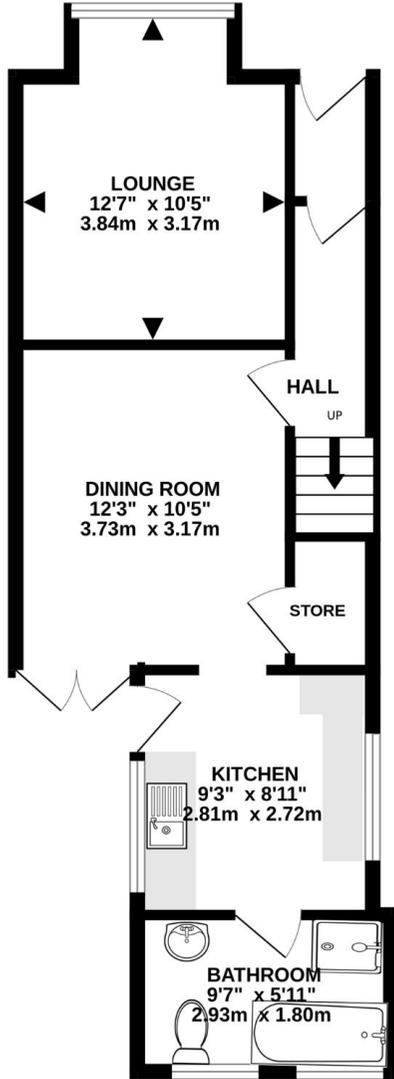
COUNCIL TAX BAND: B

EPC RATE: D

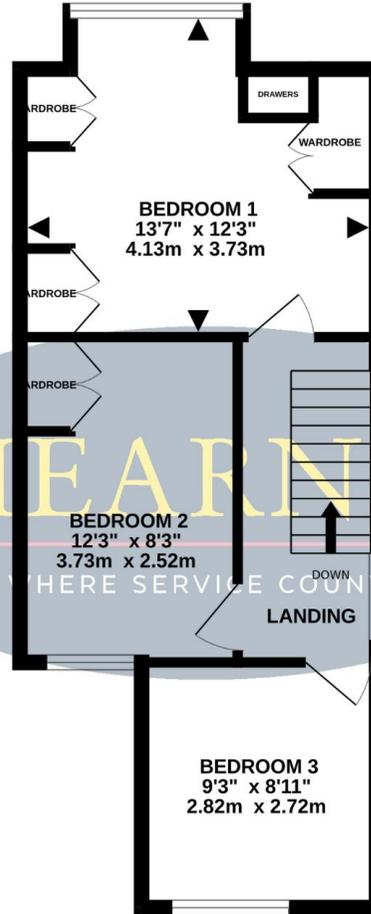




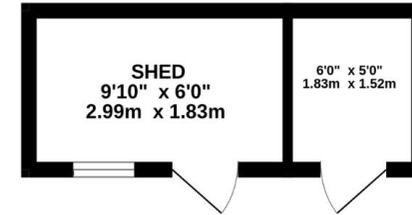
GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



OUTSIDE
89 sq.ft. (8.2 sq.m.) approx.



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TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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