

**94 Sterte Road, Poole, Dorset, BH15 2HA**



**HEARNES**

WHERE SERVICE COUNTS



# 94 Sterte Road, Poole, Dorset, BH15 2HA

## Freehold Price £324,950

A character 3 bedroom semi-detached, with off road parking and a private garden, set within a mile of the town centre. The property has a double reception room, laid out as a sitting room with bay window and dining area, modern kitchen/breakfast room, ground floor cloakroom/boot room, first floor bathroom and decorated in uplifting tones. This family home also offers double glazing and gas central heating.

- Character 3 bedroom semi-detached home
- Enclosed 70ft garden with deck, grass lawned area and large storage shed
- Off road parking for one car
- Double reception room with front bay window and divided into lounge with exposed brick fireplace housing a log burner to the front and dining area to the rear
- Modern kitchen with attractive views over the garden. Kitchen fitted with a range of cream shaker style units with work tops over, extended to form a breakfast bar. Fitted with large range cooker with canopy extractor above, space for undercounter fridge, dishwasher and washing machine and further upright fridge/freezer
- Ground floor cloakroom/boot room and side access to the garden
- Bathroom with shower over the bath, wc and wash hand basin
- Bedroom one with floor to ceiling mirror fronted wardrobes to one wall
- Gas central heating, double glazing
- Part boarded loft with pull down ladder
- Located within walking distance of Holes Bay and close to Poole Town Centre

Conveniently located near local amenities within Poole to include, schools, including both Parkstone and Poole Grammar Schools, hospital, train and bus stations, high street shops, Poole Quay and of course Holes Bay with access to Upton Country Park. Everything is close by and a level walk into town which is under a mile away.

COUNCIL TAX BAND: C

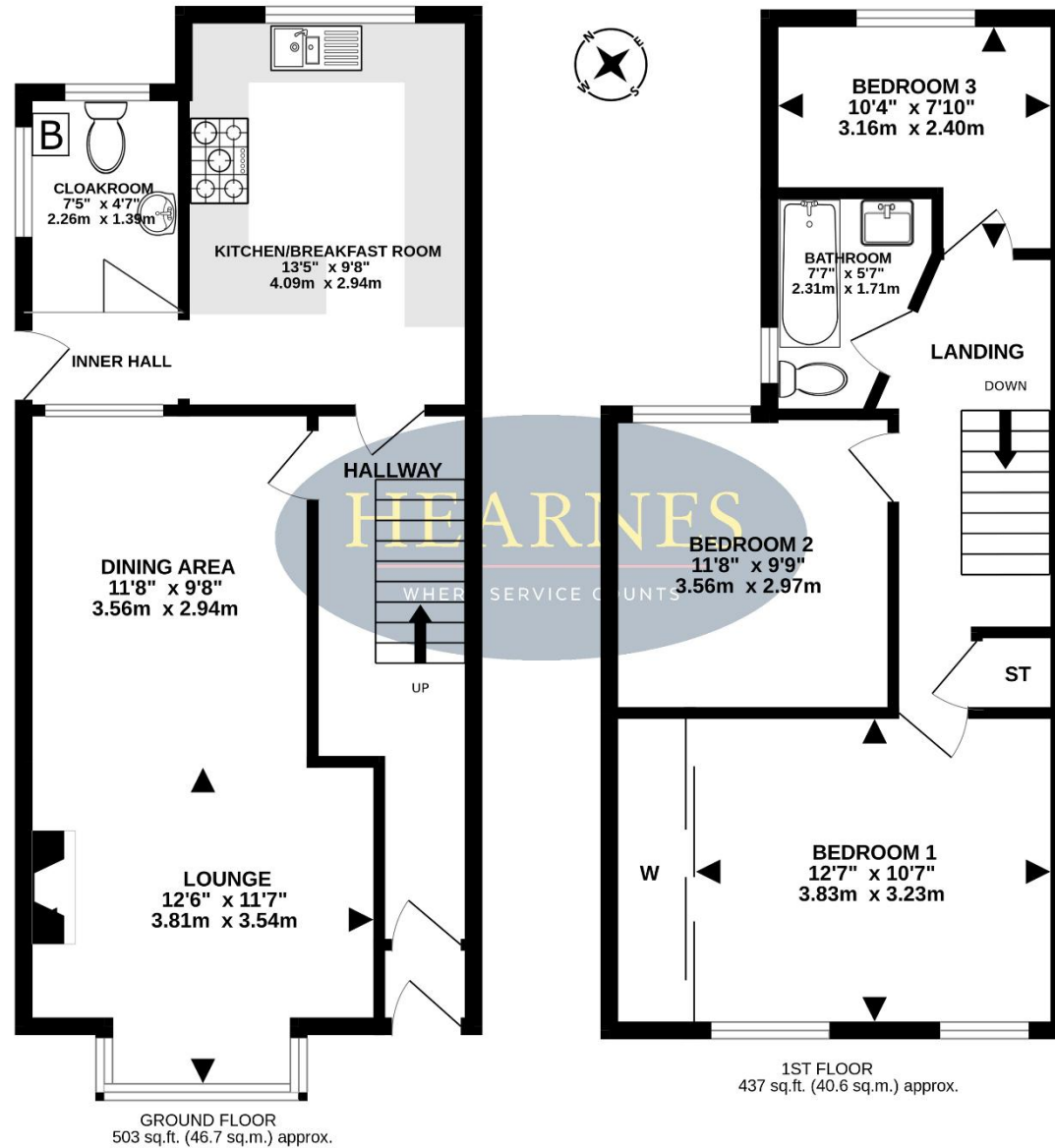
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA: 940 sq.ft. (87.3 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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