

Hillcrest Road, Parkstone, Poole, BH12 3LA



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Freehold Price £315,000

An immaculately presented, spacious 2 double bedroom semi detached home that has been extended and offers very generous accommodation with both character and charm. The home has been very well loved and the owner has enjoyed the size (could be converted into a 3 bedroom home) and the location, being very close to local shops, Sea View lookout, yet located at the end of a very quiet and neighbourly cul de sac. The home has a cosy sitting room to the front and an extended kitchen/dining/family room to the rear. There are patio doors out to a south facing garden. Upstairs is a very generous master bedroom (this could be converted into 2 rooms), small ensuite shower room, further double bedroom and shower room. There is on street parking outside and the neighbours all tend to park outside their own homes.

- Charming 2 bedroom semi detached home, built in the early 1900's and having a 2 story extension in the 1970's
- Fabulous kitchen/dining/family room to the rear which is incredibly spacious and has doors out to the garden and a feature exposed brick wall
- Cottage style kitchen with wooden beams, exposed bricks and 2 above counter openings. Fitted with a hob, extractor, oven, washing machine, and recess for fridge/freezer
- Cosy lounge to the front with square bay window
- Brick entrance porch leading into the sitting room
- Inner hall off sitting rooms with under stairs storage
- 18' x 15' main bedroom with a pair of windows to the rear and a small en suite shower room
- Further large double bedroom to the front
- Shower room
- Immaculate inside, and offers further potential for modernisation and personalisation
- Southerly facing fully enclosed level rear garden
- On street parking outside the front of the home with side access into the garden
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Hillcrest Road is a cul de sac located at the top of Sea View Road. It is a few hundred yards to the local Co-op, within 400 yards to Sea View lookout, and within half a mile to the shops on Ashley Road. There are excellent bus routes into both Poole and Bournemouth. Poole and Bournemouth are both within 3 miles and Tower Park within 2 miles.

COUNCIL TAX BAND: C

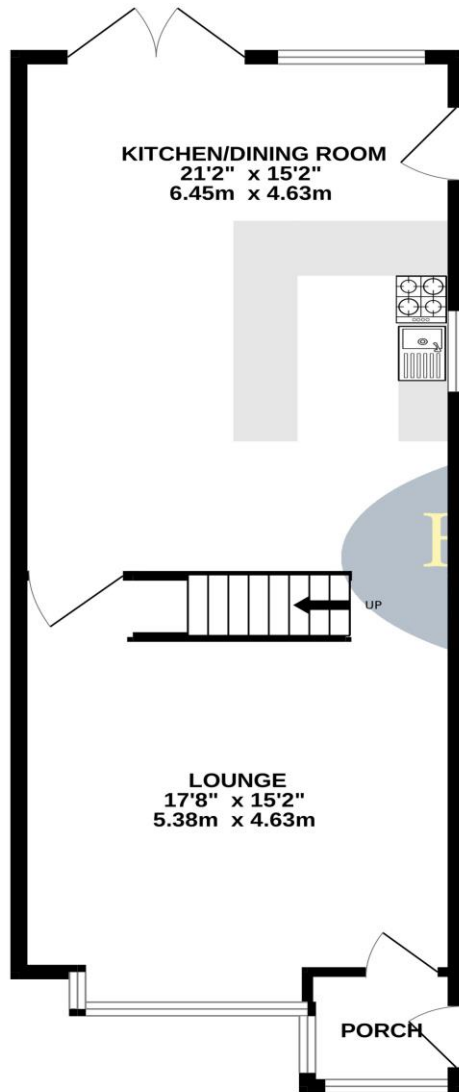
EPC RATING: D

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.

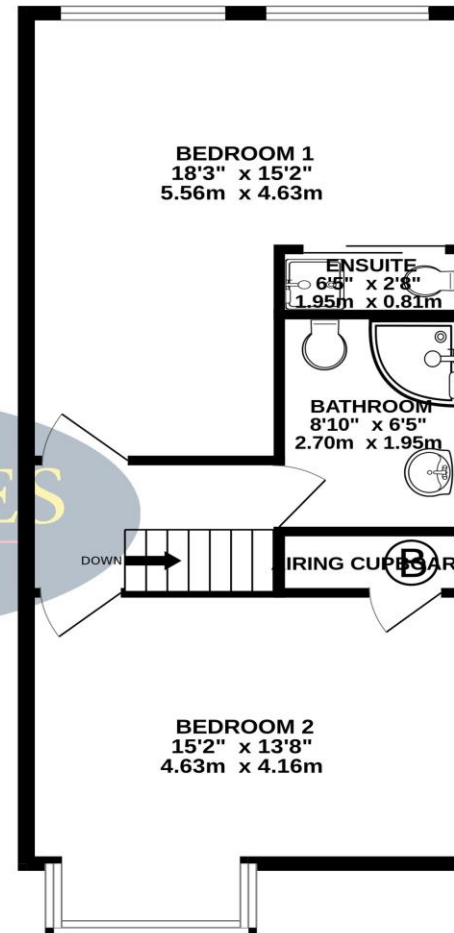




GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



HEARNES
WHERE SERVICE COUNTS



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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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