



70 Wharfdale Road, Parkstone, Poole, Dorset BH12 2EE

£315,000 Freehold

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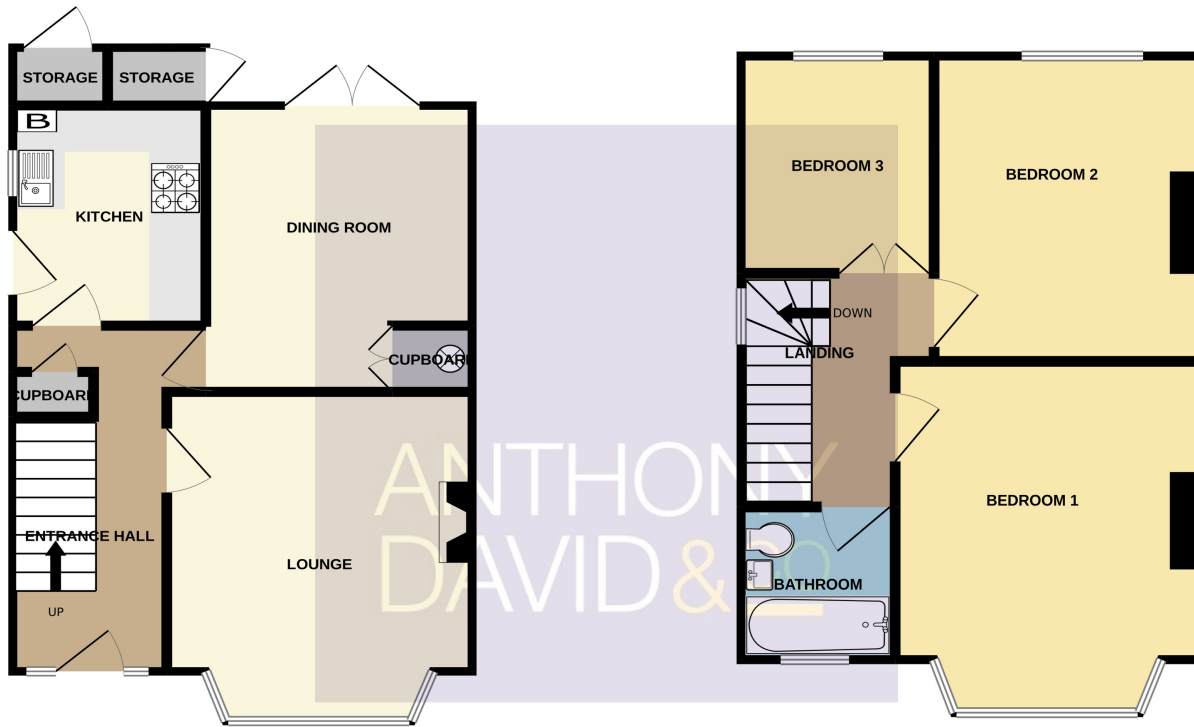
A charming three bedroom semi detached house situated on this quiet residential road within walking distance to Branksome Recreation ground. Branksome train station, Ashley Road with its array of shops and central bus routes are also close to hand. This well presented property presents an ideal family home and internal viewing is advised to appreciate its character and accommodation on offer, which comprises: lounge, dining room, modern kitchen and bathroom. Externally the property boasts an Easterly aspect garden with views over the recreation ground. Further features include: NO FORWARD CHAIN, open fire to lounge, UPVC double glazing and gas central heating. Nearby Schools - Heatherlands Primary, St Josephs Primary and Livingstone Road Juniors.

**ANTHONY  
DAVID & CO**



GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



- Entrance Hall 14' 1" x 5' 11" (4.29m x 1.80m)
- Lounge 12' 10" x 11' 0" (3.91m x 3.35m) into bay
- Dining Room 11' 2" x 9' 9" (3.40m x 2.97m)
- Kitchen 8' 7" x 7' 1" (2.62m x 2.16m)
- Landing 7' 1" x 5' 11" (2.16m x 1.80m)
- Bedroom One 12' 10" x 11' 0" (3.91m x 3.35m)
- Bedroom Two 11' 2" x 9' 9" (3.40m x 2.97m)
- Bedroom Three 7' 11" x 7' 1" (2.41m x 2.16m)
- Bathroom 5' 10" x 5' 7" (1.78m x 1.70m)
- Garden Easterly aspect
- Council Tax Band C

TOTAL FLOOR AREA: 775 sq.ft. (72.0 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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