



69 Alderney Avenue, Alderney, Poole, Dorset BH12 4LF

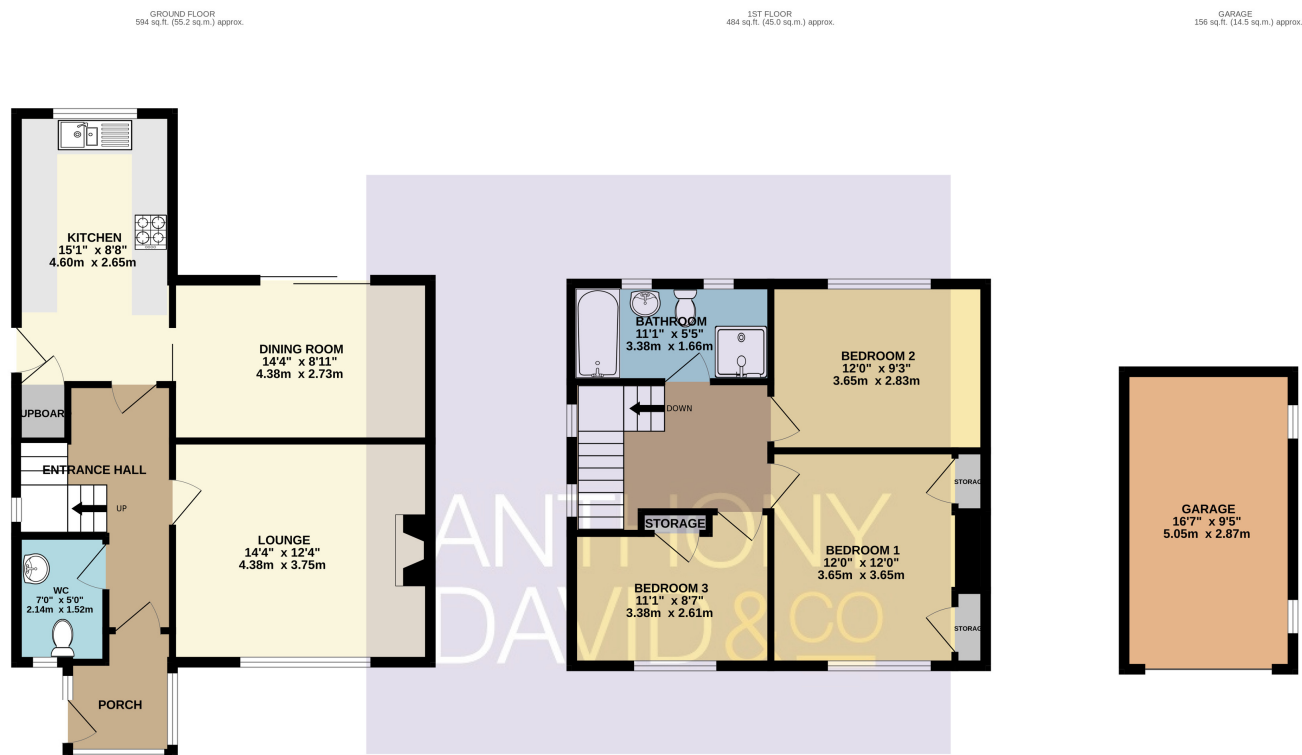
£339,950 Freehold

**\*\* NO FORWARD CHAIN \*\*** A superb three double bedroom semi detached house situated on this residential road in Alderney close to local shops, amenities and central bus routes to Poole and Bournemouth. The scenic Bourne Valley Nature Reserve and Tower Park with it's array of leisure facilities and Tesco's' super store are also close by. This much loved home offers over 1230 sq ft of living space (including detached garage) and viewing is imperative to not only appreciate its full potential to become a forever family home but also the accommodation on offer, which comprises: lounge, dining room, kitchen, downstairs cloakroom and four piece bathroom suite. Externally there is an extended garden with sun patios and lawned area. To the front the driveway provides off road parking for numerous vehicles with gated access to further parking and a detached garage. Further features include: feature fire place to lounge, storage cupboards, two garden sheds, gas central heating and UPVC double glazing. Nearby Schools - Manorside Academy, Livingstone Road Juniors and St Joseph's Catholic Primary.

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TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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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Entrance Hall Doors to

Lounge 14' 4" x 12' 4" (4.37m x 3.76m)

Kitchen 15' 1" x 8' 8" (4.60m x 2.64m)

Dining Room 14' 4" x 8' 11" (4.37m x 2.72m)

Downstairs Cloakroom 7' 0" x 5' 0" (2.13m x 1.52m)

Landing Doors to

Bedroom One 12' 0" x 12' 0" (3.66m x 3.66m)

Bedroom Two 12' 0" x 9' 3" (3.66m x 2.82m)

Bedroom Three 11' 1" x 8' 7" (3.38m x 2.62m)

Bathroom 11' 1" x 5' 5" (3.38m x 1.65m)

Garage 16' 7" x 9' 5" (5.05m x 2.87m)

Garden Extended

Council Tax Band C



Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.