



**Langside Avenue, Wallisdown,
Poole, Dorset BH12 5BW**

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FREEHOLD PRICE £325,000

First time to the market since it was built in 1952, is this extended 2 bedroom, semi detached bungalow with garage, parking and set on a corner plot. The property was extended in the 1980's so has a large lounge/dining room, extended main bedroom, conservatory off the kitchen and feels spacious inside. The property requires some updating and is sold vacant with no forward chain. It benefits from a modern shower room, kitchen with fitted integrated Miele appliances, some double glazing and gas central heating.

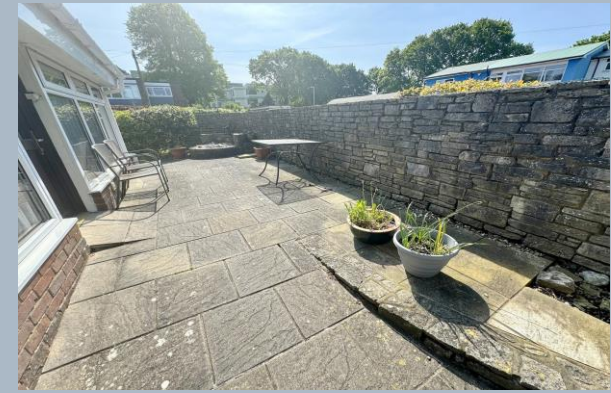
- Generous 2 bedroom semi detached bungalow set on a corner plot
- Vacant and sold with no forward chain
- Extended, so offering spacious accommodation
- Garage with remote control entry and personal door
- Recently refitted shower room with walk in double shower
- Kitchen fitted in a range of white units with work tops over and Miele appliances to include 4 ring gas hob with extractor, oven, fitted microwave, dishwasher and freestanding washing machine and fridge/freezer
- Conservatory off the kitchen
- Small workshop area off the conservatory
- Part boarded loft with pull down ladder
- Updating in the last few years includes some new double glazed windows, new boiler, pressurised water system, new conservatory roof, gutters and soffits, security lighting and shower room
- 2 parking spaces
- Gardens wraps around the property on 3 sides

Langside Avenue is set off Alder Road, near Wallisdown, opposite South Park Road. The property is located in this popular residential area with excellent local amenities including Sainsbury's within half a mile and local shops in Wallisdown just over quarter of a mile away. Poole Town Centre is approximately 4 miles away and Bournemouth is 3 miles. The mainline railway station at Branksome is just over a mile and a half away and Parkstone shops are a similar distance. Great place for dog walkers, where the entrance to Bourne Valley is within a few hundred yards.

COUNCIL TAX BAND: D

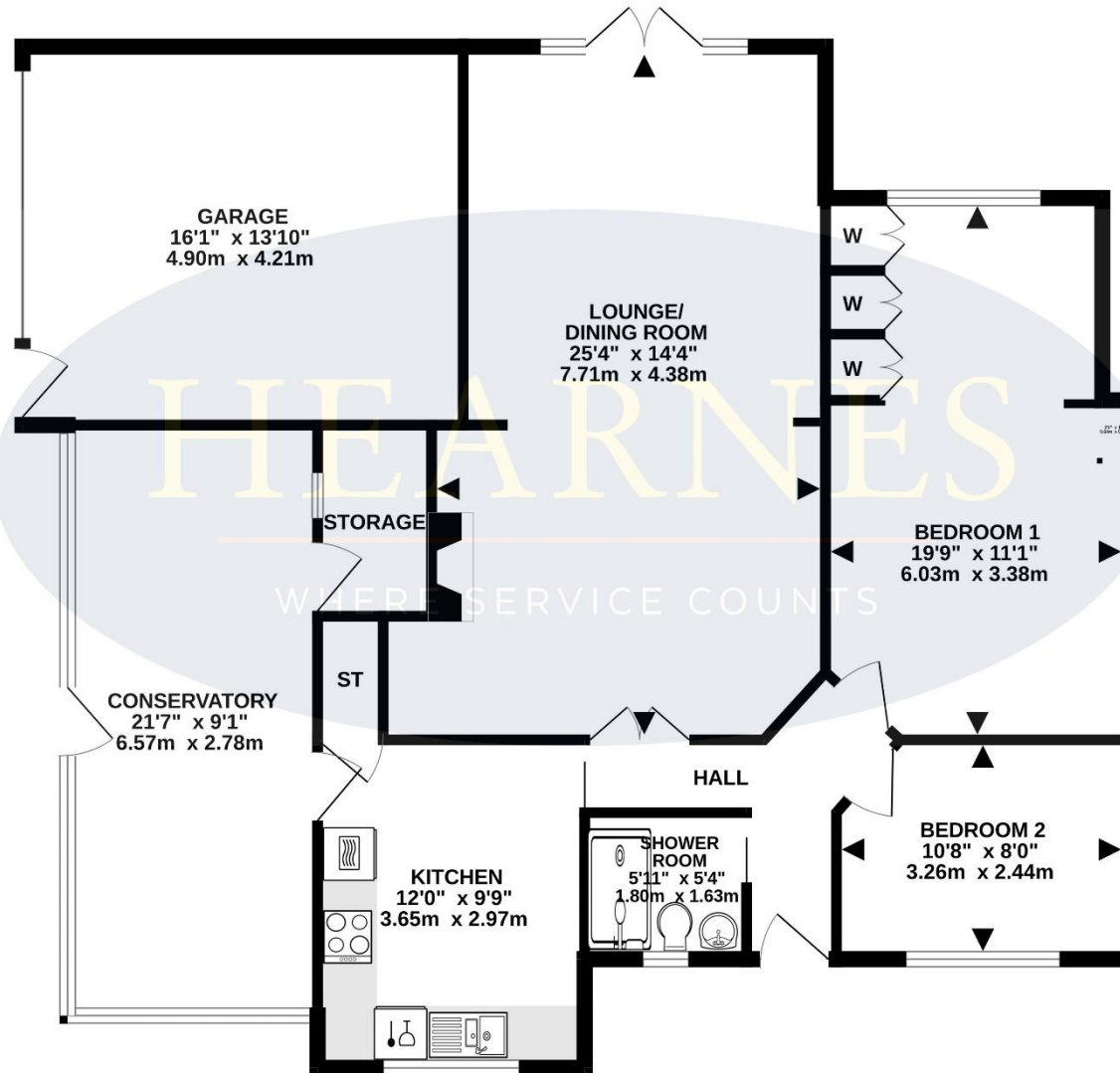
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 : 1294 sq.ft. (120.2 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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