



54 Bailey Crescent, Oakdale, Poole, Dorset BH15 3HA

£349,950 Freehold

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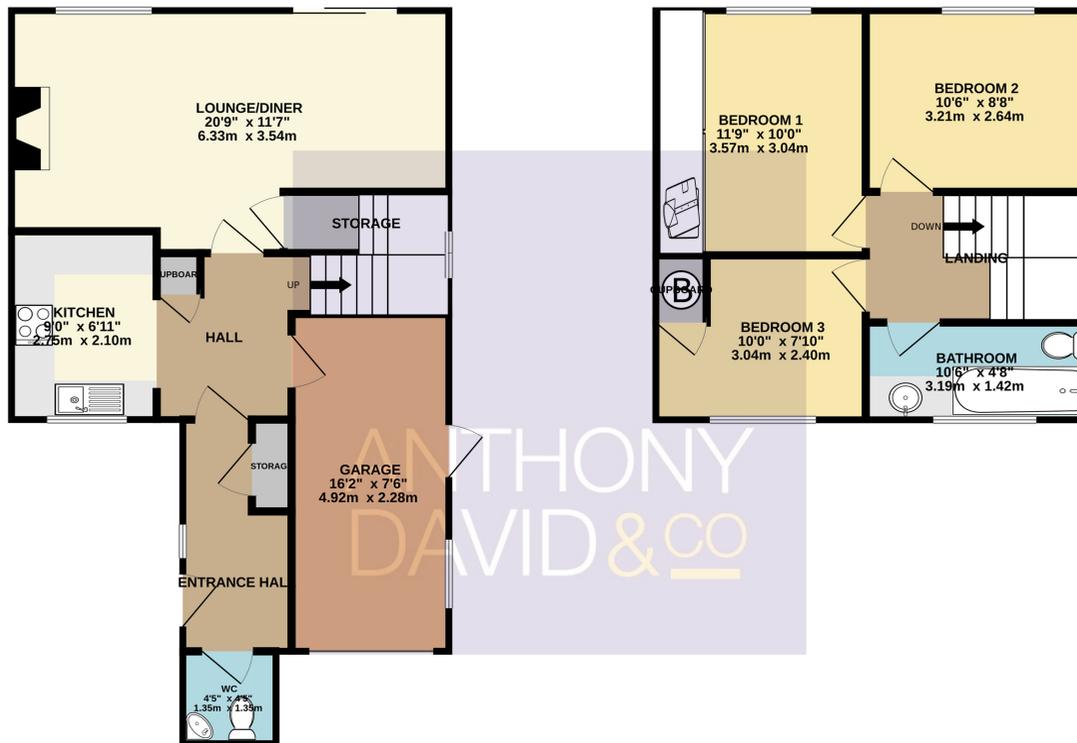
01202 677444

**** NO FORWARD CHAIN ** FIRST TIME TO MARKET IN OVER 60 YEARS **** A neat and tidy three bedroom semi detached house situated on this popular residential road in Oakdale within close proximity of shops, schools, parks and central bus routes. This much loved home is in need of modernisation and viewing is a must to not only appreciate its super location but also its full potential. The accommodation on offer comprises: 20' lounge/diner, fitted kitchen, downstairs cloakroom and family bathroom. Externally the property boasts a nice sized rear garden with lawned area and sun patio. To the front the driveway provides off road parking which in turn leads to an integral garage. Further features include: feature fireplace to lounge, storage cupboards, fitted wardrobes to bedroom one, electric heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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Entrance Hall Doors to

Lounge/Diner 20' 9" x 11' 7" (6.32m x 3.53m)

Kitchen 9' 0" x 6' 11" (2.74m x 2.11m)

Downstairs Cloakroom 4' 5" x 4' 5" (1.35m x 1.35m)

Landing Doors to

Bedroom One 11' 9" x 10' 0" (3.58m x 3.05m)

Bedroom Two 10' 6" x 8' 8" (3.20m x 2.64m)

Bedroom Three 10' 0" x 7' 10" (3.05m x 2.39m)

Bathroom 10' 6" x 4' 8" (3.20m x 1.42m)

Garage 16' 2" x 7' 7" (4.93m x 2.31m)

Garden Enclosed

Driveway Off road parking

Council Tax Band C



Property Misdescriptions Act 1991

Property details contained herein do not form part or all 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.