



HEARNES

WHERE SERVICE COUNTS

**15 South Western Crescent, Lower Parkstone,
Poole, Dorset, BH14 8RW**

15 South Western Crescent, Lower Parkstone, Poole, Dorset, BH14 8RW

FREEHOLD PRICE £625,000

A spacious 4 bedroom, 2 reception room detached house, offering huge potential for updating and set at the end of a quiet cul-de-sac in this popular location. The property has been a well-loved family home for over 40 years and offers a private rear south westerly facing garden, garage and off road parking to the front. The generous accommodation comprises of a spacious lounge leading to a conservatory/lean to, separate dining room, kitchen/breakfast room, welcoming entrance hall and downstairs w.c. Upstairs are 4 well-proportioned bedrooms and a family bathroom with separate w.c. The property is to be sold vacant with no forward chain.

- Spacious 4 bedroom detached, 2 reception rooms house offering huge potential for updating
- Set at the end of a cul-de-sac location in a highly desirable location
- Good sized lounge and a separate dining room
- Original wood parquet flooring in the entrance hall and both reception rooms
- Fitted kitchen/breakfast room to include wooden units with work tops over and fitted with integrated oven, 4 ring gas hob, extractor, dishwasher and space and plumbing for a washing machine and fridge/freezer
- Downstairs cloakroom
- 4 well-proportioned bedrooms
- Bathroom to include bath, separate shower and wash hand basin
- Separate w.c with wash hand basin
- Gas central heating and double glazing
- Very private and enclosed rear garden having a large patio, small lawn and enclosed by well established trees
- Garage with power and light and both front and rear up and over doors
- Covered walkway between the garage and house with an access door to the front and rear
- The house is set on a good sized plot which is screened from the road by tall hedging and trees
- Off road parking for 4 cars to the front with potential for further parking
- Sold vacant with no forward chain

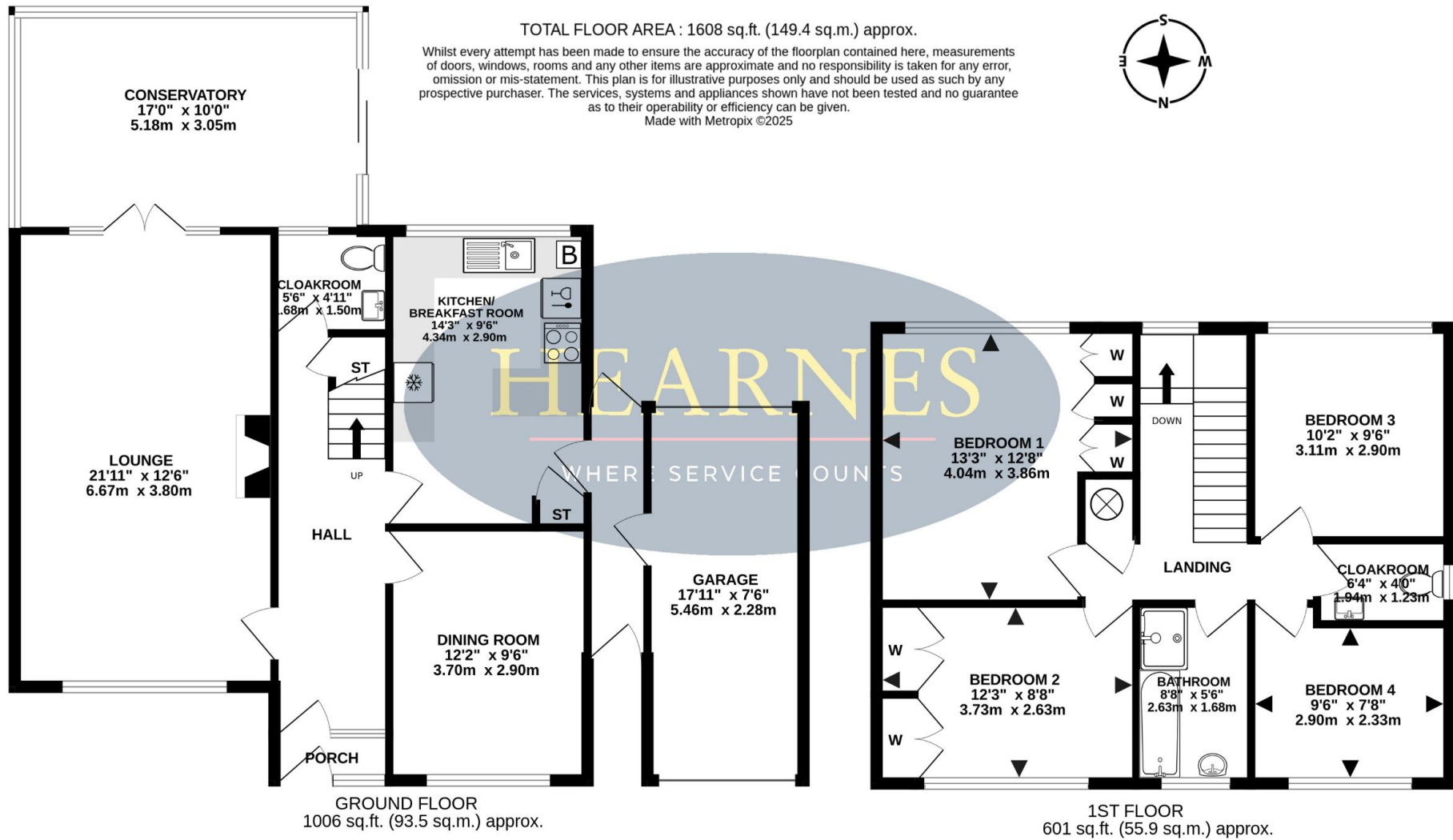
South Western Crescent has everything on your doorstep. Number 15 is set at the end of a quiet cul-de-sac, with access to many local amenities, making it highly convenient. Parkstone Golf Course is just over half a mile away and Ashley Cross with its café culture and range of independent shops, cafes, bars and patisserie is also under a mile away. Whitecliff Harbourside Park which has lovely open spaces and a harbourside walk through to Poole Harbour is also just over ½ a mile away and the beautiful award winning beaches of Sandbanks and Canford Cliffs are just over two miles away.

COUNCIL TAX BAND: E

EPC RATE: D











www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE