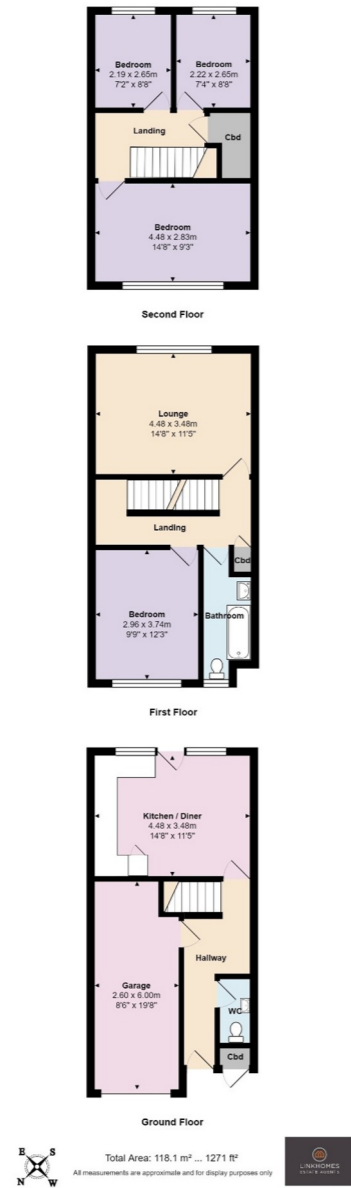


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60 Skinner Street, Poole, Dorset, BH15 1RJ  
Offers Over £325,000

**\*\* NO FORWARD CHAIN \*\*** A brilliant opportunity to acquire this four bedroom terraced town house situated within a moments walk from the much loved Poole Quay. The property comprises of many benefits including Sea views from bedrooms three and four, an integrated garage, a driveway with parking for two vehicles, a Southeast facing garden with rear gated access, a kitchen/diner with direct access to the garden, a downstairs WC, ample storage space and approximately 1,271 square feet of living accommodation. A perfect family home or a great rental investment opportunity in a great location, an internal viewing is highly recommended.

The Quay, Poole Park, Baiter Park, Poole Hospital, The Bus Station, The Train Station, The Lighthouse (Poole's centre for the arts) and The High Street are just very few of many attractions within walking distance from the property. A short drive away is Bournemouth Town Centre and it's award winning sandy beaches that go with it. The train station connects to the direct line taking you to London Waterloo. **\*\* A TRULY GREAT LOCATION \*\***

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Hallway:

Coved ceiling, ceiling light, smoke alarm, UPVC double glazed frosted front door to the front aspect opening onto the front driveway/lawn area, carpeted flooring, a radiator, power points and a downstairs WC.

### Downstairs W/C:

Ceiling light, extractor fan, vinyl flooring, part tiled walls, a wall mounted sink and a toilet.

### Kitchen:

Coved ceiling, ceiling lights, UPVC double glazed windows and a single door to the rear aspect opening onto the garden, vinyl flooring, wall and base fitted units, space for a washing machine, space for a tumble-dryer, space for a longline fridge/freezer, space for a free-standing electric hob with oven, a single bowl stainless steel sink with drainer, a wall mounted combination boiler, power points and a radiator.

### Intergrated Garage:

Single door access from the entrance hallway, a ceiling light, up and over door which opens onto the driveway area, concrete flooring and power points.

## First Floor

### Landing:

Ceiling light, carpeted flooring, a radiator, a storage cupboard and the staircases to the ground floor and the second floor.

### Living Room:

Coved ceiling, ceiling light, UPVC double glazed windows to the rear aspect overlooking the back garden, carpeted flooring, a radiator, power points and a television point.

### Bedroom Two:

Ceiling light, UPVC double glazed windows to the front aspect overlooking the driveway/front garden area, carpeted flooring and power points.

### Bathroom:

Coved ceiling, ceiling light, UPVC double glazed frosted windows to the front aspect, vinyl flooring, part tiled walls, a pedestal sink, a panelled bath with glass shower screen, overhead shower, a toilet and wall mounted cupboards with front mirrored doors.



## Second Floor

### Second Floor Landing:

Ceiling light, smoke alarm, carpeted flooring, a storage cupboard which has a ceiling light, a loft hatch and shelving enclosed and the staircase to the first floor.

### Bedroom One:

Ceiling light, UPVC double glazed windows to the front aspect overlooking the driveway/front lawn area, carpeted flooring and power points.

### Bedroom Three:

Coved ceiling, ceiling light, UPVC double glazed windows to the rear aspect overlooking the back garden, carpeted flooring and power points.

### Bedroom Four:

Coved ceiling, ceiling light, UPVC double glazed windows to the rear aspect overlooking the back garden, carpeted flooring and power points.

## Outside

### Driveway:

Off road parking for two vehicles.

### Front Garden:

Laid to lawn with a patio walkway which leads to the front door.

### Rear Garden:

South East facing, mainly laid to lawn with a concrete walkway, surrounding fences and rear gated access.

## Agents Notes

### Useful Information:

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: C

### Stamp Duty:

First Time Buyer: £0  
Moving Home: £3,750  
Additional Property: £13,500

