



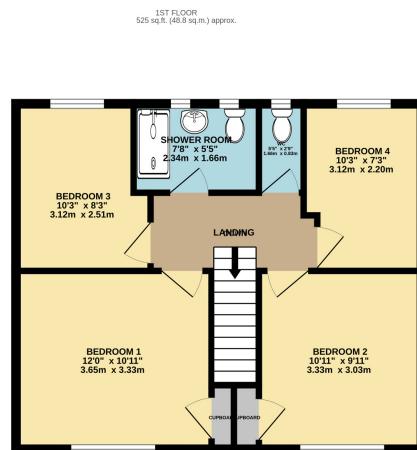
53 Dale Valley Road, Oakdale, Poole, Dorset BH15 3HY

£325,000 Freehold

** NO FORWARD CHAIN ** A four bedroom semi detached house situated on this popular residential road in Oakdale a short walk from local shops, bus routes and amenities. The property is in need of total modernisation and offering over 1000 sq ft of living space viewing is essential to not only appreciate its convenient location but its potential to become a superb family home. The accommodation on offer comprises: two receptions, kitchen, utility room, downstairs cloakroom, two double bedrooms, two good sized single bedrooms, shower room and separate W.C. Externally the property has a low maintenance garden backing on to Parrs Plantation. To the front the ample driveway provides off road parking for numerous vehicle's. Further features of this 'IDEAL PROJECT' include: feature fireplace, storage cupboards, detached wooden garage, garden sheds, gas central heating and UPVC double glazing. Nearby Schools - Canford Heath Infants & Juniors and St Edwards RC/CoE Secondary.

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Porch Door to

Reception One 13' 5" x 12' 0" (4.09m x 3.66m)

Reception Two 13' 5" x 10' 0" (4.09m x 3.05m)

Kitchen 15' 3" x 7' 9" (4.65m x 2.36m)

Utility Room 6' 11" x 4' 11" (2.11m x 1.50m)

Downstairs Cloakroom 5' 3" x 2' 9" (1.60m x 0.84m)

Landing Doors to

Bedroom One 12' 0" x 10' 11" (3.66m x 3.33m)

Bedroom Two 10' 11" x 9' 11" (3.33m x 3.02m)

Bedroom Three 10' 3" x 8' 3" (3.12m x 2.51m)

Bedroom Four 10' 3" x 7' 3" (3.12m x 2.21m)

Shower Room 7' 8" x 5' 5" (2.34m x 1.65m)

Separate W.C. 5' 5" x 2' 9" (1.65m x 0.84m)

Wooden Garage 16' 1" x 10' 3" (4.90m x 3.12m)

Garden Low maintenance

Driveway Ample off road parking

Council Tax Band C

TOTAL FLOOR AREA: 1257 sq.ft. (116.7 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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