



36 Shaftesbury Road, Heckford Park, Poole,
Dorset, BH15 2LT

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FREEHOLD GUIDE PRICE £400,000 - £415,000

A charming extended 3 double bedroom semi-detached property, built in 1887 and located in the heart of Heckford Park with parking garage and fabulous rear garden. This well presented home has been dearly loved over the past 28 years and the owners have updated and modernised it blending the original character features with more modern styling. The property is positioned within the pedestrianised section of the road, with off road parking for two cars and a detached garage accessed at the rear. Internally the property comprises a lounge/dining room, with sliding glazed doors leading to an extended kitchen/breakfast room. This fabulous room has doors out to the garden which is approximately 80ft long and landscaped with several patio areas and mature shrubs and path. The first floor accommodation has two double bedrooms and a modern family bathroom with the third bedroom on the second floor. The home further offers a ground floor cloakroom, gas central heating and double glazing.

- Charming character 3 double bedroom semi-detached home built in 1887
- Extremely spacious rooms with the house having had a rear and first floor extension
- Well presented and updated by the current owners
- 20' kitchen/breakfast room having a range of cream shaker style units with wood effect work tops over to form a breakfast bar at the rear. Integrated appliances to include a 4 ring ceramic hob, double oven, fridge/freezer, with space and plumbing for washing machine and dishwasher. This room is south westerly facing, so benefits from the afternoon sun pouring in
- Double reception room with sliding doors out to the kitchen which can be opened for a more open planned feel, or closed to separate the areas
- Ground floor cloakroom
- Generous 20' master bedroom with a further double bedroom with built in wardrobes and stairs up to bedroom 3
- Modern 4 piece family bathroom with bath, shower cubicle, wash basin and wc
- Beautifully kept 80' landscaped gardens which are south westerly facing and have a patio area outside the kitchen and a path leading to the rear where there is a vegetable garden and access to the garage. This area can be approached via a service road to the rear
- Two off road parking spaces and detached garage with power and light
- Gas central heating and double glazing

Location, location, location! Set in the heart of Heckford Park, in a delightful peaceful position with a pedestrianised area to the front. Located just over ½ a mile away is Poole Train Station, Poole Bus Station and town centre & Poole Park with its range of cafes and restaurants, boating lake and many leisure amenities. Conveniently within a mile of both local junior and senior schools, Poole Hospital and the Quay.

COUNCIL TAX BAND: C

EPC RATE: D

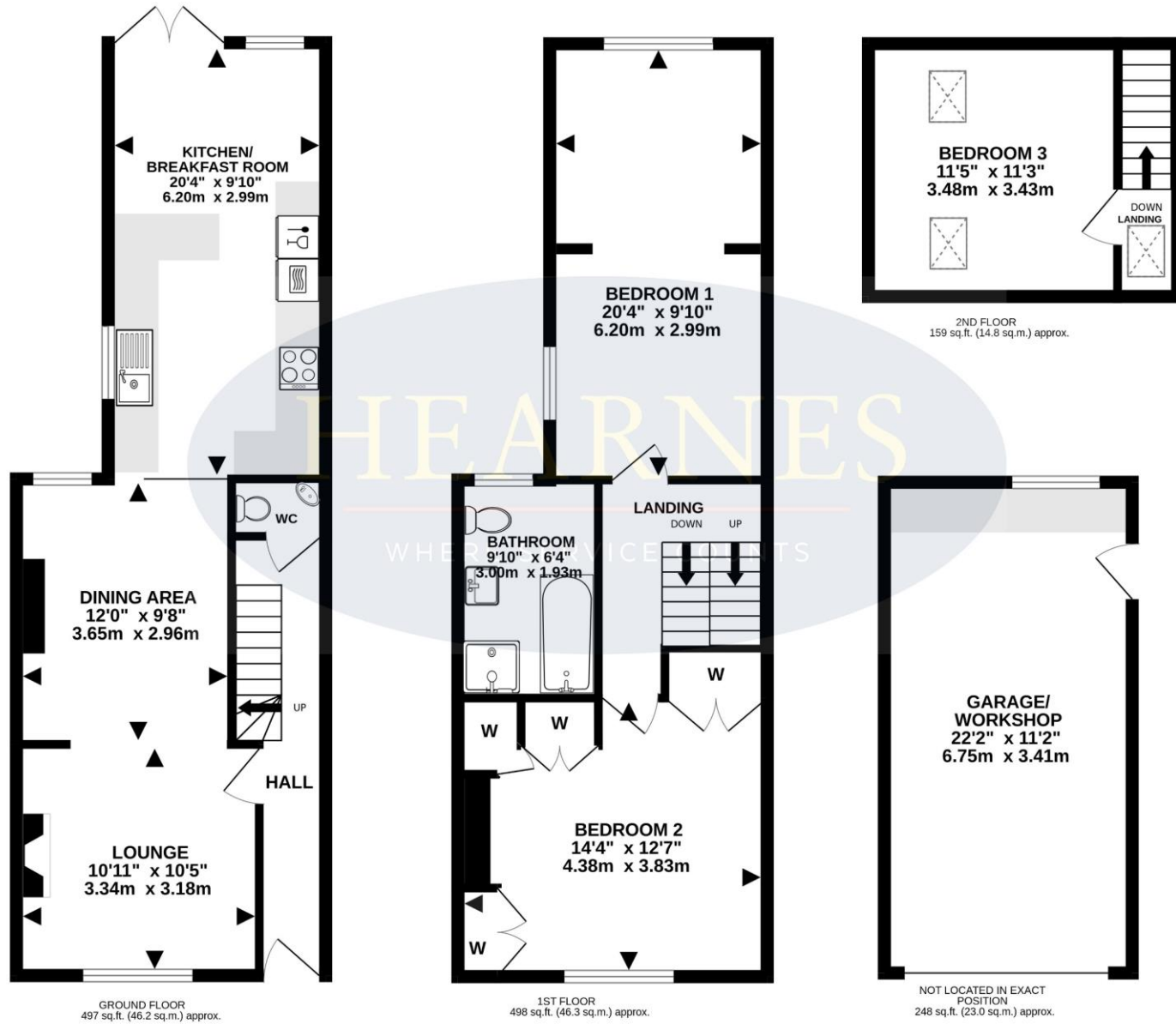
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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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