

52 Skinner Street, Poole, Dorset, BH15 1RH



HEARNES

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FREEHOLD PRICE £325,000

Set moments from Poole Quay, is this delightful character, 3 bedroom, terraced home with southerly facing courtyard garden and off road parking space for one car. This well presented home is set out over 3 floors having a sitting room with wooden floors, kitchen/dining room with appliances, ground floor shower room and first floor bathroom. The main bedroom on the first floor is generous in size and has fitted wardrobes, bedroom 3 is a box room, also with fitted cupboards and could be used as a dressing room/study. Bedroom 3 is on the second floor with a glimmer of a harbour view and further wardrobes and eaves storage. Further offering double glazing, gas central heating and set in a quiet location with parking to the rear.

- Well presented 3 bedroom terrace home, moments from Poole Quay
- Kitchen/dining room with doors out to the garden and fitted in a range of cream units with wooden work tops over with an integrated oven, hob and extractor, dishwasher and plumbing and space for a washing machine and American style fridge/freezer. Tiled floor
- Sitting room with wooden floors, fire surround with open fire and built in storage unit with cupboards and book shelving above
- Set over 3 floors with master bedroom on the first floor having built in furniture to one wall to include wardrobes, cupboards and drawers
- Bedroom 3/box room with fitted wardrobe, cupboard and drawers
- Bedroom 2 is on the second floor with built in wardrobes and storage
- Fully tiled ground floor shower room and first floor bathroom
- Low maintenance south westerly facing courtyard garden with attractive patio, and path leading to a rear gate with parking space for one car. The parking is approached via a service road to the rear
- Double glazing and gas central heating
- No forward chain

Skinner Street is set in the heart of Poole, being a few hundred yards to the Quay, yet in a quiet and restful location. The property forms part of a terrace of houses and an ideal location if you want everything on hand. Shops, restaurant and bars are within 500m, with the Quay, Baiter Park and Poole Park, a level walk away. The bus station and train station are 800m away, along with excellent road links to the east and west of Dorset.

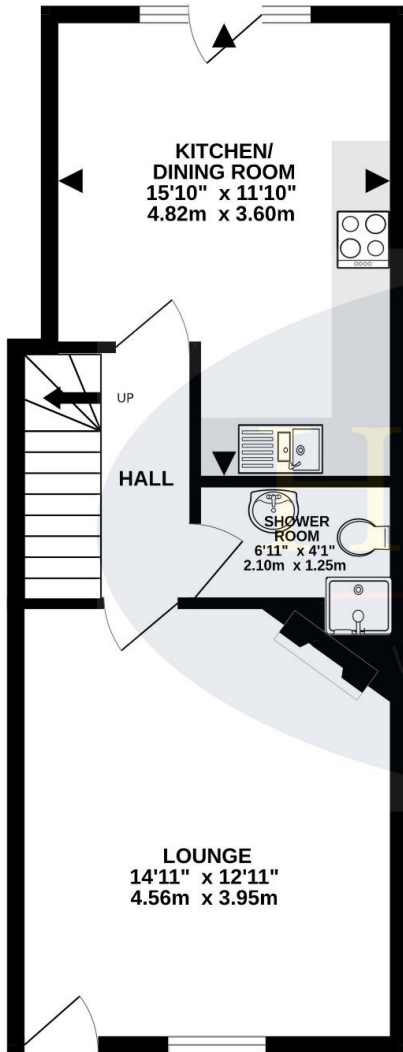
COUNCIL TAX BAND: C

EPC RATE: C

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.

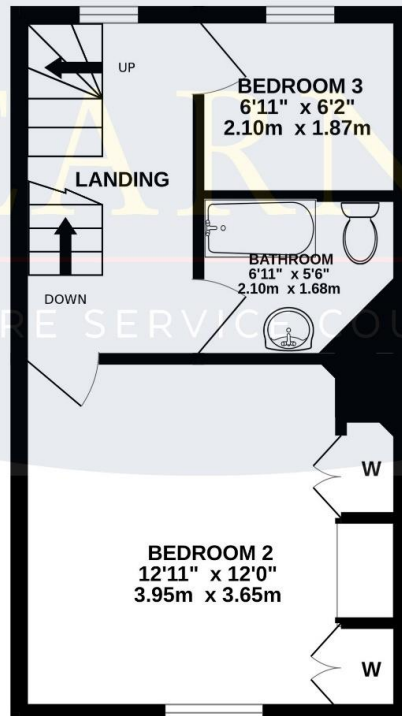




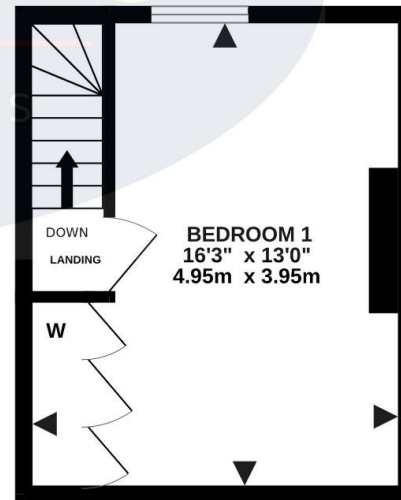


GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.

TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



2ND FLOOR
206 sq.ft. (19.1 sq.m.) approx.





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