



**HEARNES**

WHERE SERVICE COUNTS

**89 Alder Crescent, Parkstone  
Poole, Dorset, BH12 4BE**



# 89 Alder Crescent, Poole, Dorset, BH12 4BE

## FREEHOLD PRICE £335,000

A charming, character 3 double bedroom semi-detached home having been updated by the current owner and presented with an uplifting colour palette throughout. Offering a generous kitchen/breakfast room, dual aspect lounge with open fireplace, downstairs cloakroom and modern bathroom. Further having gas central heating, replaced double glazed windows, fitted plantation shutters and newly fitted carpet. The property is set in a cul-de-sac location on a generous plot with a driveway having parking for 2 cars, car port, 60' rear garden and detached garden pod.

- A spacious 3 bedroom semi-detached home set in a cul-de-sac location
- Spacious kitchen/breakfast room fitted with shaker style units and work tops over. Fitted with a range cooker, extractor, and space for fridge/freezer, plumbing and space for washing machine
- Dual aspect lounge with log burner
- Ground floor cloakroom
- Spacious entrance hall with a lovely ¼ turn staircase with feature window
- Private 60ft x 30ft rear garden with an outside patio, lawn area and garden pod
- Attractive cladded 23'7 x 11'6 garden pod with double glazed windows, power/light, log burner, ideal as a snug or office
- Gas central heating
- Updated double glazing
- Plantation shutters fitted
- Brand new stair and lounge carpet (to be fitted)
- Updated modern bathroom
- Part boarded loft with pull down ladder

This lovely home is set in a quiet crescent with similar properties built around the 1950's and is conveniently located within ½ a mile of the Sainsburys superstore on Alder Road and within a mile of Poole Retail Park which has a variety of retail shops such as John Lewis, Home Sense and DW gym. Branksome Train Station is also within a mile with direct links to London. Poole and Bournemouth Town Centres are both around 3 miles away.

**COUNCIL TAX BAND: C**

**EPC RATE: C**

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









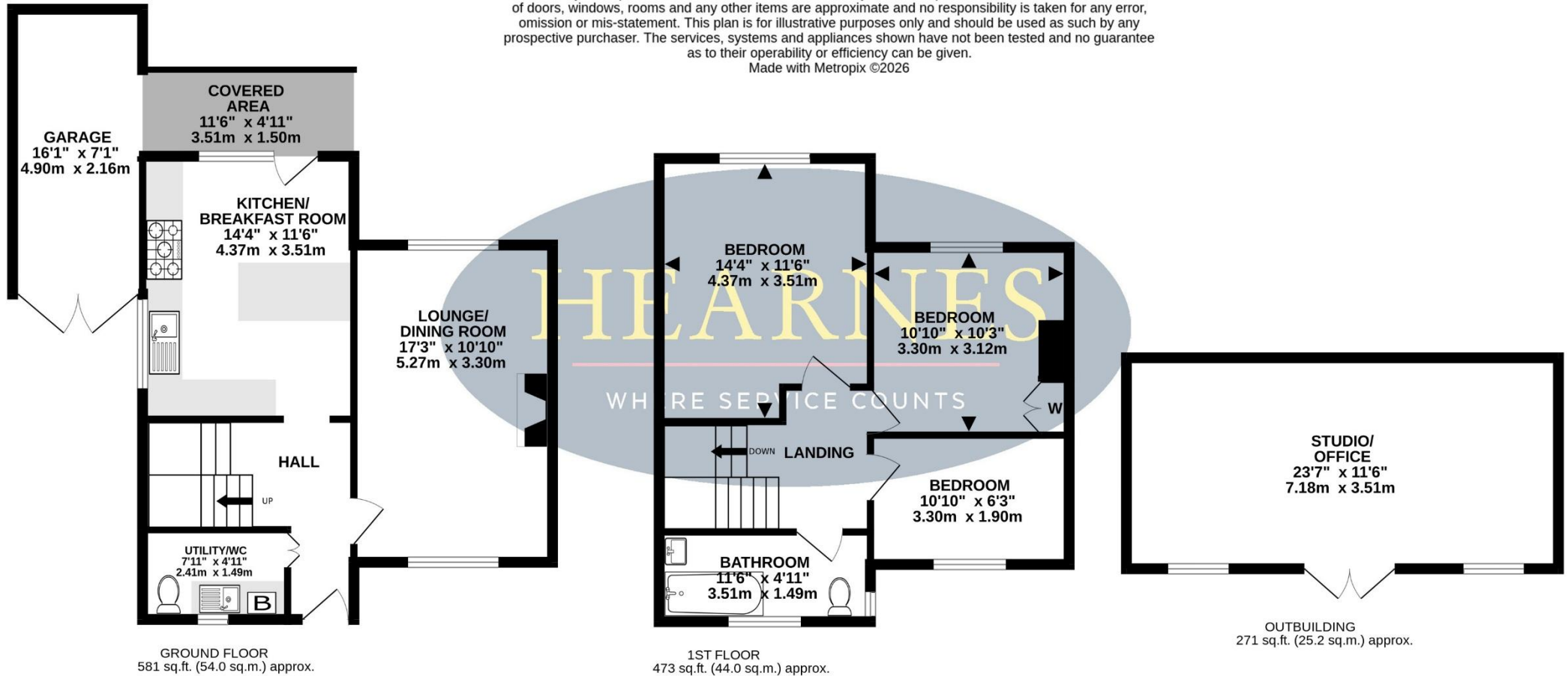


INCLUDING OUTBUILDING, NOT INCLUDING COVERED AREA

TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

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