



**107 South Western Crescent, Lower Parkstone,
Poole, Dorset, BH14 8RZ**

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FREEHOLD PRICE £595,000

A well presented 3/4 bedroom semi-detached house, set at the end of a quiet cul-de-sac in this popular location. Perfect for a family, the home offers a very practical layout with two reception rooms (one of which is currently being used as an additional bedroom) kitchen/dining room, ground floor cloakroom, 4 piece family bathroom and pull down ladder leading to a boarded loft space. The home further has a westerly facing level rear garden with garage/workshop, parking for 2/3 cars and its location is just under a mile from Parkstone Golf Course and a similar distance to Whitecliff Harbourside Park. The owners have loved living here and made many improvements over their 16 years. It proved a fabulous location to raise their family with excellent local schools and Whitecliff Park, within easy reach along with a wonderful coastline to explore on their bikes.

- Lovely family 3/4 semi-detached home, set in a popular location
- 2 reception rooms (one can be used as a ground floor bedroom)
- Kitchen/dining room, with doors out to the garden
- Kitchen fitted in a range of grey shaker style units with work tops over and fitted with integrated oven, hob, extractor, dishwasher, space and plumbing for washing machine and fridge/freezer
- Welcoming entrance hall and attractive Karndean flooring throughout all the ground floor rooms
- Ground floor cloakroom
- A 30ft sitting room, ideal for family living
- Built in wardrobes in bedroom one
- Recently fitted 4 piece bathroom with walk in double shower, bath, wash basin and w.c
- All blinds included in the sale
- Decorated in a 'cool' and 'chilled' out style
- Double glazing and gas central heating
- Pull down loft ladder leading to a fully boarded loft with window and ideal for storage/work room (restricted headroom)
- Currently in the catchment area for Baden Powell Junior School
- Garage – used as a workshop
- Off road parking for two cars

South Western Crescent has everything on your doorstep. Number 107 is set at the end of a quiet cul-de-sac, with access to many local amenities, making it highly convenient. Parkstone Golf Course is just over half a mile away and Ashley Cross with its café culture and range of independent shops, cafes, bars and patisserie is also under a mile away. Whitecliff Harbourside Park which has lovely open spaces and a harbourside walk through to Poole Harbour is also just over ½ a mile away and the beautiful award winning beaches of Sandbanks and Canford Cliffs are just over two miles away.

COUNCIL TAX BAND: E

EPC RATE: D

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

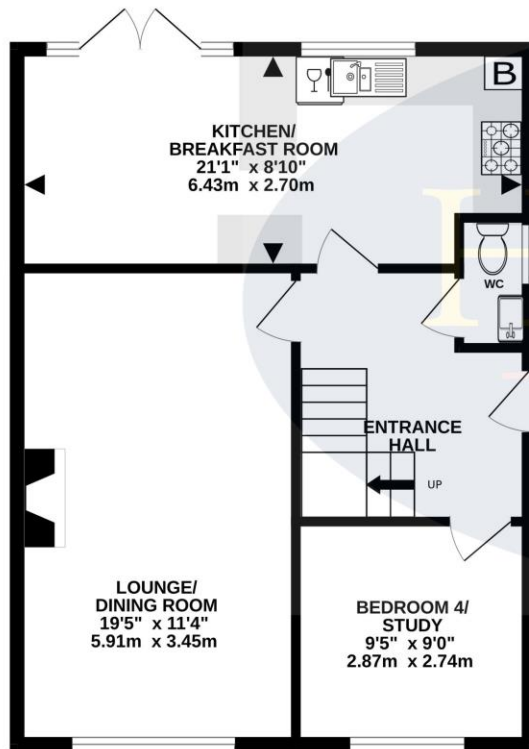




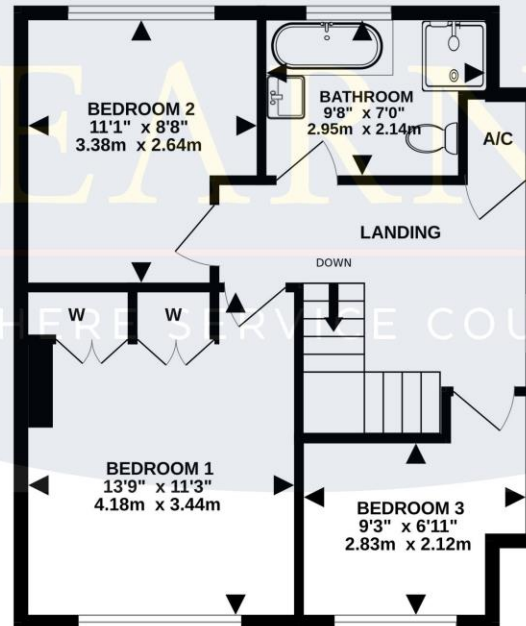


TOTAL FLOOR AREA : 1468 sq.ft. (136.4 sq.m.) approx.

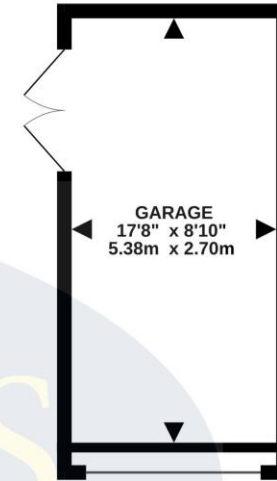
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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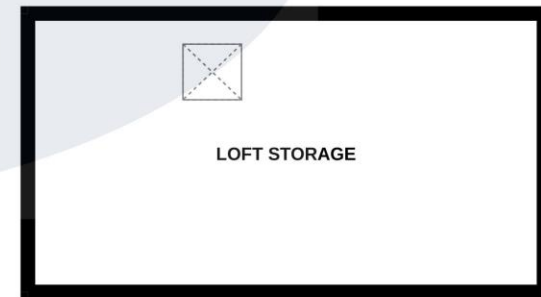
GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
165 sq.ft. (15.4 sq.m.) approx.



LOFT (BOARDED)
234 sq.ft. (21.8 sq.m.) approx.





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