

**10 St. Michaels Close,
Hamworthy, Poole, BH15 4QT**

**£229,950
Freehold**



A modern, well presented two double bedroom mid terrace house situated in this popular close in Hamworthy. Internally the property has a living room, kitchen/ breakfast room, two double bedrooms and a bathroom. Externally, the house benefits from a south facing rear garden, and the development offers two parking spaces per property with additional visitor parking.

ENTRANCE VIA A UPVC AND FROSTED GLAZED DOOR INTO THE:

ENTRANCE HALLWAY Smooth ceiling, radiator, wood effect laminate flooring, electric fuse box, wall mounted thermostat control and door to the:

LIVING ROOM 14' 9" x 12' 11" narrowing to 9'9" (4.5m x 3.94m) Smooth plastered ceiling, UPVC double glazed window to front aspect, radiator, television point, telephone point, door to under stairs cupboard, under stairs recess area with further radiator and wooden and glazed door leading to:

KITCHEN/BREAKFAST ROOM 12' 1" x 9' 2" (3.68m x 2.79m) Smooth plastered ceiling, the kitchen comprises of a single bowl single drainer stainless steel sink unit set into a roll top work surface over a range of wall and floor mounted units, integrated four ring gas hob with electric oven under and extractor fan over with tiled splash back and glass splash back to the hob, space and plumbing for washing machine, space and plumbing for slim line dishwasher, space for tall fridge/freezer, radiator, space for table and chairs, wall mounted Potterton boiler with wall mounted controls, wooden and glazed French doors lead out onto the rear garden, wood effect flooring.

Stairs from the ground floor lead to the:

FIRST FLOOR LANDING Access to loft via hatch, door to:

BEDROOM ONE 12' 7" narrowing to 9'8" x 10' 7" (3.84m x 3.23m) Smooth plastered ceiling, two UPVC double glazed windows to front aspect, door to the airing cupboard housing the hot water cylinder with slatted shelving over. Radiator, power points, built in double door storage cupboard with hanging rail and shelving.

BEDROOM TWO 11' 3" x 7' 9" (3.43m x 2.36m) Smooth plastered ceiling, UPVC double glazed window looking over the rear aspect, television point, radiator, power points.

BATHROOM Suite comprising panel enclosed bath with mixer tap and wall mounted shower controls, pedestal wash hand basin with mixer tap and low flush WC with push button, partly tiled walls, smooth plastered ceiling, UPVC double glazed frosted window to rear aspect, wall mounted ladder style heater, tile effect flooring, extractor fan.

OUTSIDE

FRONT Access to the front door via flag stone path with side area of shingle. The development provides parking spaces which gives enough space for two vehicles, and additional visitor parking.

REAR GARDEN Immediately abutting the rear of the property is a patio area with a step up to the remainder of the garden which has been laid to lawn, two storage sheds, fully enclosed by timber panel fencing and a good deal of seclusion with a southerly aspect.

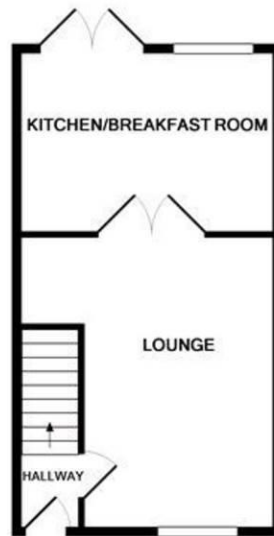


COUNCIL TAX BAND 'C' This information has been supplied by Poole Borough, and we would suggest you verify this information prior to purchase.

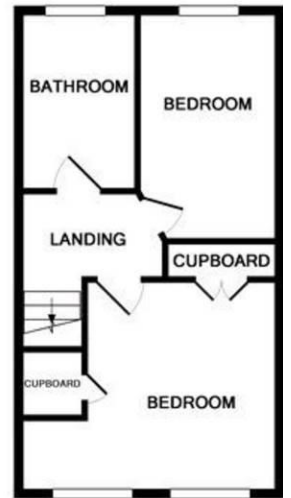
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Ref: 12340





GROUND FLOOR



1ST FLOOR

FOR GUIDANCE ONLY. NOT TO SCALE
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