



## Wharfdale Road, Poole, BH12 2ED

£425,000

- Four Bedrooms
- Extended Semi-Detached House
- Well Presented
- Gas Central Heating
- Close To Amenities
- Two Reception Rooms
- Utility & Downstairs Cloakroom
- UPVC Double Glazing
- Large Southerly Rear Garden
- Ideal Family Home

SUPERB LARGE SOUTHERLY REAR GARDEN / FOUR BEDROOM SEMI-DETACHED HOUSE WITH TWO RECEPTION ROOMS / IDEAL FAMILY HOME >>> Greys Estate Agents are delighted to offer for sale this spacious / extended semi-detached house situated in popular location in Parkstone, Poole. The property comprises: Four bedrooms, two reception rooms, kitchen, utility room, downstairs cloakroom and a family bathroom. Other benefits include UPVC double glazing, gas central heating, superb large Southerly rear garden, integral garage / storage area and a driveway providing off road parking.



**LOUNGE / DINING ROOM**

24'9" x 11'2" (7.547 x 3.408)

**KITCHEN**

13'9" x 7'0" (4.1963 x 2.154)

**RECEPTION / FAMILY ROOM**

18'2" x 9'0" (5.550 x 2.756)

**UTILITY ROOM**

8'7" x 6'8" (2.626 x 2.054)

**DOWNSTAIRS CLOAKROOM**

**BEDROOM ONE**

13'2" x 11'1" (4.033 x 3.403)

**BEDROOM TWO**

11'1" x 9'10" (3.398 x 3.022)

**BEDROOM THREE**

12'4" x 8'11" (3.774 x 2.738)

**BEDROOM FOUR**

7'9" x 7'1" (2.383 x 2.183)

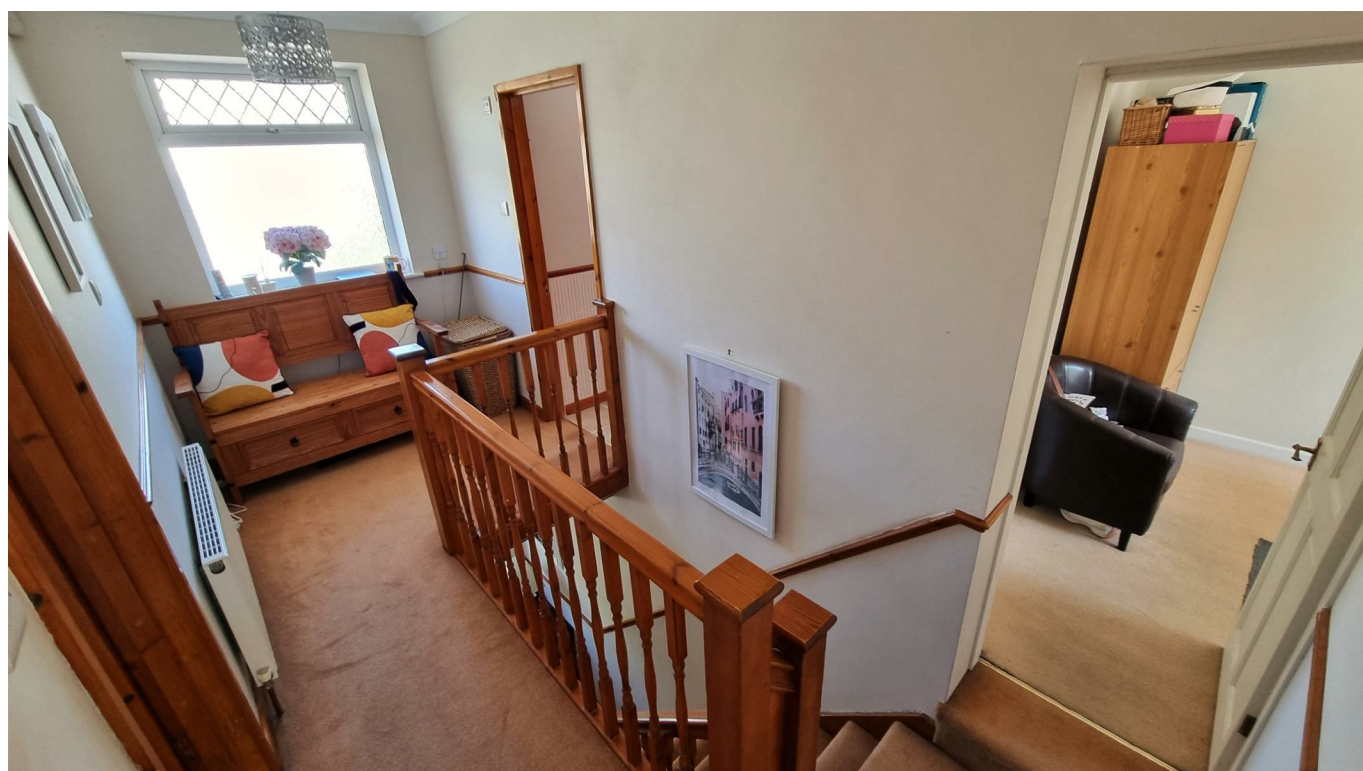
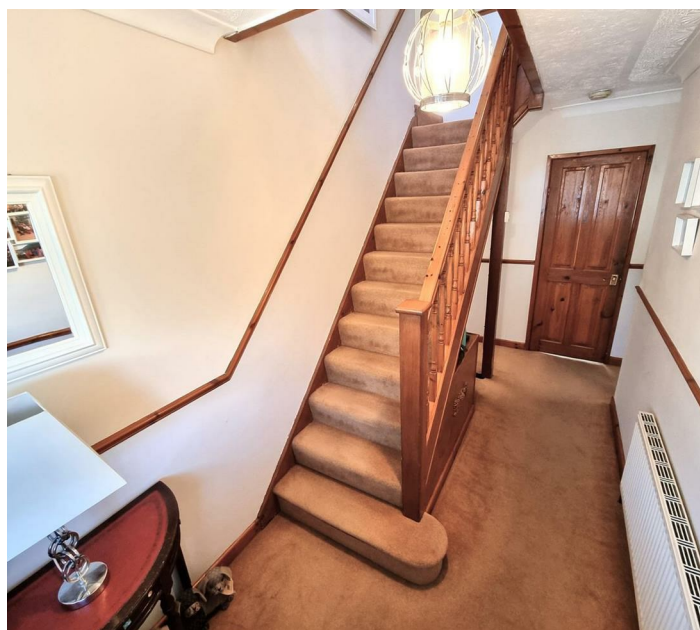
**FAMILY BATHROOM**

**GARAGE / STORAGE**

8'10" x 6'10" (2.7 x 2.1)

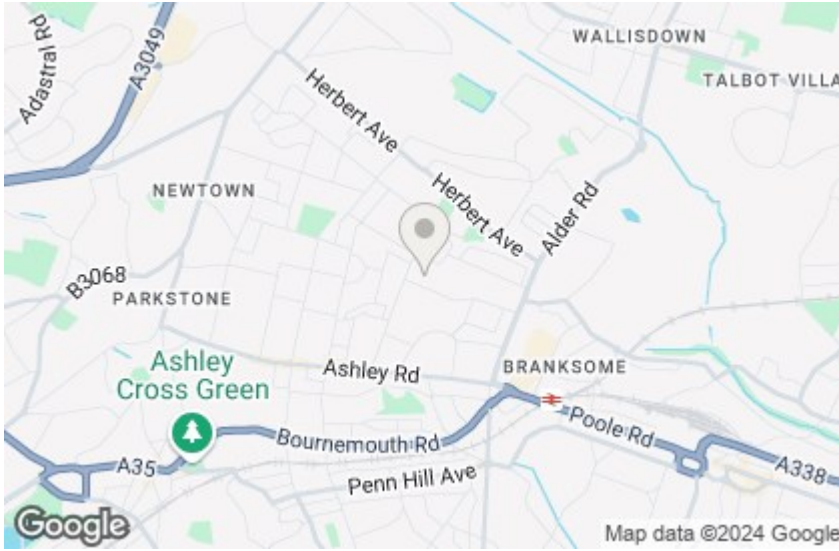
AGENTS NOTE: Please note that the original garage has be sub-divided.

Council Tax - Band C









### Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

### Viewings

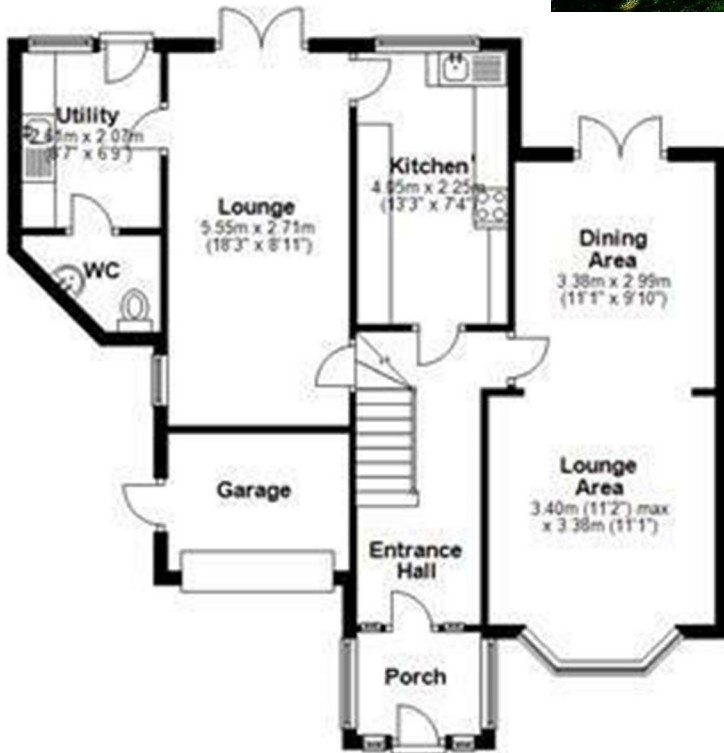
Viewings by arrangement only. Call 01202 749390 to make an appointment.

### EPC Rating:

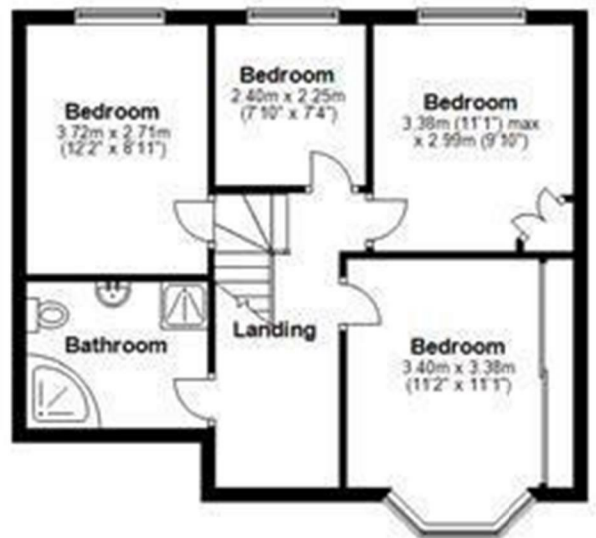
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Ground Floor



First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any