

**19 Goldfinch Road, Creekmoor,
Poole, BH17 7TA**

**£258,500
Freehold**



A two bedroom mid-terraced home situated in this popular residential location and benefitting from UPVC double glazing, gas fired central heating and allocated parking. The front of the property has an entrance canopy which then leads to the lounge with a kitchen to the rear overlooking the back garden. To the first floor there are two bedrooms and a bathroom. Within walking distance of the property are a number of local amenities and excellent walking around Creekmoor Ponds and Upton Heath to Upton Country Park. Good road links and bus services give access to the larger centres of Poole and Broadstone.

ENTRANCE CANOPY With decorative wrought iron pillars, quarry tiled step, UPVC double glazed front door leads to:

LOUNGE 15' 4 " x 10' 11" (4.67m x 3.33m) Coved ceiling, window to the front aspect, TV aerial connection, radiator, wall mounted heating thermostat control, telephone connection point and cupboards concealing the gas and electric meters and fuse box. Door leads to:

KITCHEN 10' 11" x 9' 4" (3.33m x 2.84m) Comprising of a single bowl single drainer stainless steel sink unit with adjacent roll top worksurfaces with drawers and base storage cupboards below and eye level wall mounted units above, integrated electric oven with four ring gas hob, space and plumbing available for an automatic washing machine, space suitable for an upright fridge/freezer, an area for a dining table and chairs with radiator, coved ceiling, ceramic tiled floor, wall mounted Glow Worm boiler serving the heating and domestic hot water supply which is now in need of repair or replacement, UPVC double glazed door with window overlooking and leading to the rear garden

STAIRCASE FROM THE LOUNGE LEADS TO:

FIRST FLOOR LANDING A loft ladder gives access to the roof space which is insulated, partially boarded and has a light available

BEDROOM 1 10' 11" x 10' 2" (3.33m x 3.1m) Coved ceiling, radiator, window to front aspect, airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and slatted shelving

BEDROOM 2 10' 11" x 6' 8" (3.33m x 2.03m) Coved ceiling, radiator, window overlooking the rear garden

BATHROOM A white suite comprising of panel enclosed bath, wall mounted Mira electric shower, wash hand basin, wall light incorporating an electric shaver point, WC, chrome heated towel rail, coved ceiling, fully tiled walls, extractor fan

OUTSIDE - FRONT To the front boundary there is an established hedgerow, a concrete pathway leads to the front door and to the right hand side of the path is a border stocked with seasonal bulbs and the left hand area of garden has been laid to gravel for ease of maintenance and punctuated by planting. Both side boundaries have low picket style fencing.



OUTSIDE - REAR Directly to the back of the property and running across the full width of the property is a paved patio area. The garden has then been laid to gravel with an established hedgerow to the right hand border and to the left hand border a Hydrangea. The rear garden is fully enclosed by six foot timber panelled fencing with concrete posts and there is a timber shed. A gate gives rear access to a paved pathway and a tarmac parking space for one vehicle, this area of the garden is also enclosed partially by timber panelled fencing.

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

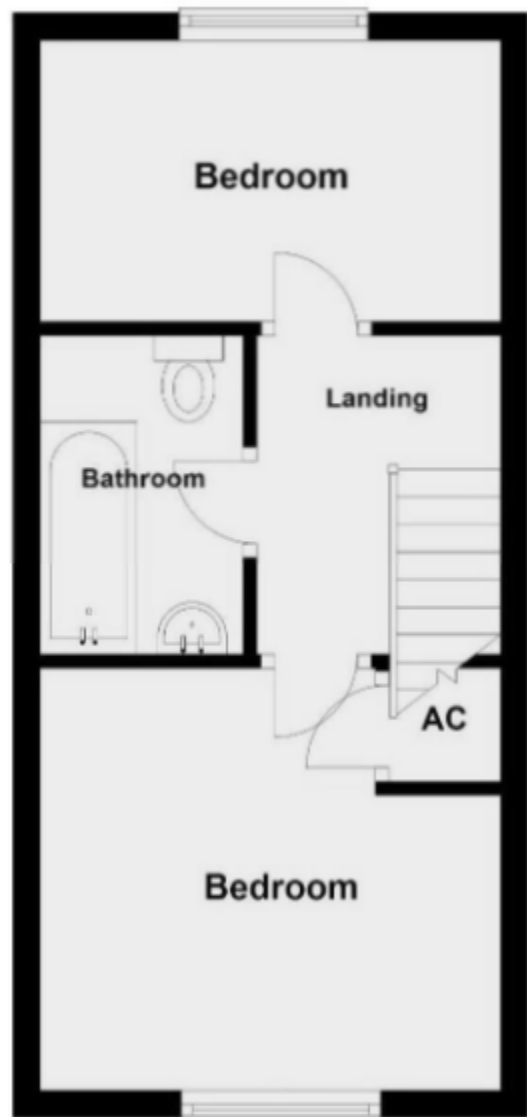
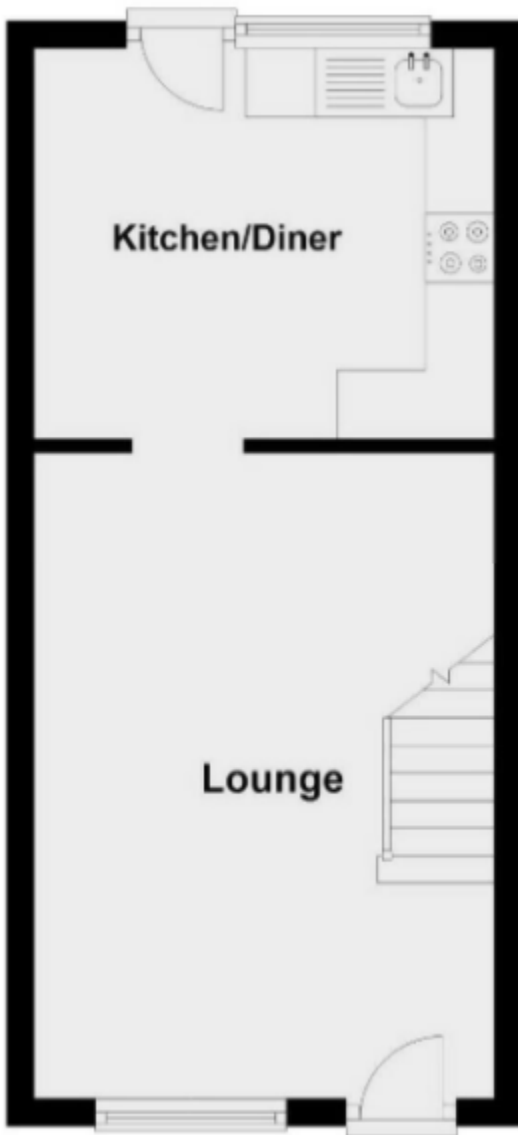
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Ref: 15440



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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