



25 Beacon Way, Park Gate, SO31 7GL

Asking Price £410,000



Beacon Way |
Park Gate | SO31 7GL
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W&W are delighted to offer for sale this well presented & improved three bedroom semi detached home enjoying woodland views to the rear. The property boasts three bedrooms, lounge, open plan kitchen/dining room, utility room/shower room & modern main bathroom. The property also benefits from a tiered rear garden, garage & driveway parking.

Beacon Way is located in Park Gate and benefits from being close to local shops, schools and amenities, including Locks Heath shopping centre and Holly Hill Leisure Centre. The pretty village of Swanwick is just a short drive away, offering a selection of pubs, restaurants, coastal walks and its marina. The M27 motorway links are also nearby, providing links to Southampton, Portsmouth, Winchester, Chichester and London.





Extremely well presented & improved three bedroom semi detached home

Welcoming entrance hall enjoying built in storage & attractive tiled effect flooring flowing throughout the ground floor

Spacious lounge with walk in bay window fitted with made to measure shutters & bi-folding doors opening into the kitchen/dining room

Impressively sized 20'8ft kitchen/dining room with double doors opening out onto the rear garden & central breakfast 'island' unit

'Shaker style' kitchen with butchers block worktops and attractive units

Integrated appliances include double oven, induction hob, microwave and space for fridge/freezer & dishwasher

Utility room/shower room comprising three piece white suite, additional storage space & plumbing for appliances

Feature oakwood & glass staircase

Main bedroom benefitting from built in wardrobes

Two additional bedrooms both benefitting from built in storage

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Replacement oakwood internal doors throughout

Rear tiered landscaped garden with patio area, artificial lawn with feature putting green, raised sleepers with display flower/shrubbery beds & mature shrubbery

'In our opinion' we feel that the garden offers a great degree of privacy & also great panoramic views of woodlands

Garage & driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

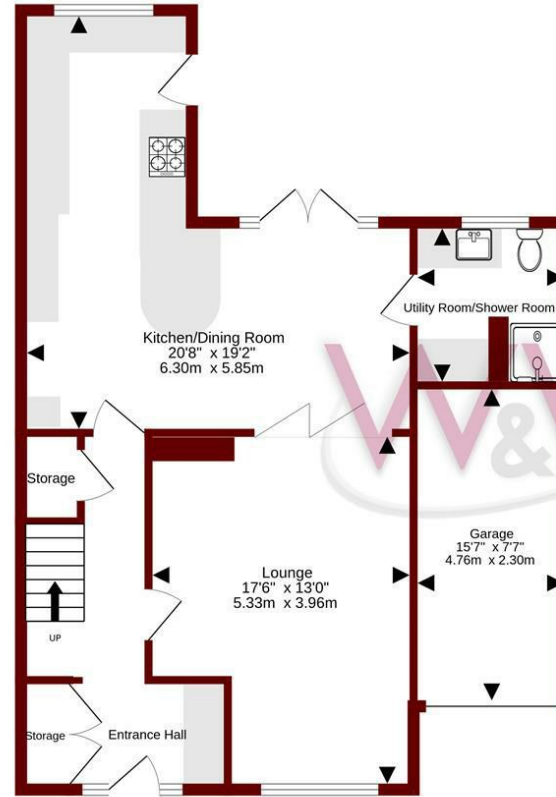
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

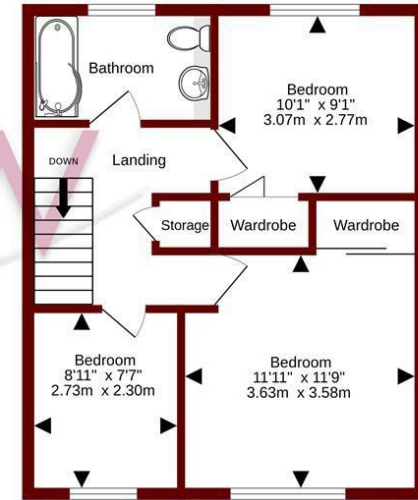
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
791 sq.ft. (73.5 sq.m.) approx.



1st Floor
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - C - £1380 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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