



Asking Price £236,000

Located in the sought-after residential area of Milehouse, this extended four-bedroom terraced home on Oates Road offers an ideal blend of versatile family living and convenience. Well maintained by the current owners, this property benefits from a ground floor extension, providing a valuable fourth bedroom and a downstairs WC. Upon approach, the home boasts excellent kerb appeal with a generous private driveway offering ample off-road parking. Once inside, the ground floor accommodation is thoughtfully arranged, comprising a bright and spacious lounge, separate dining room, and a well-equipped kitchen with access to the rear extension. The rear extension houses a well-proportioned double bedroom and a handy downstairs WC, offering flexible accommodation to suit a range of family needs. Upstairs, the first floor hosts three further double bedrooms a modern family bathroom, and a separate WC. To the rear, the property features a stylish and low-maintenance garden that's perfect for entertaining and outdoor living. Laid with a mix of patio, decking, and decorative gravel, the space offers multiple seating areas, ideal for BBQs, summer gatherings, or simply relaxing in the sun. Located just moments from excellent local schools, Central Park, Life Centre, and transport links including easy access to the city centre and major routes, this is a fantastic opportunity to secure a substantial and versatile home in a desirable location.

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Established 2008

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Oates Road, Beacon Park, PL2 3EL

Area

Accommodation Comprises

Ground Floor

Entrance

Frosted double glazed door to

Dining Room

c.12` 9" x 8` 8" (3.89m x 2.64m)

Wood effect flooring, radiator, stairs rising to first floor, storage cupboard, understairs storage area, , ceiling mounted light point, doors to

Lounge

c.18` 3" x 11` 1" (5.56m x 3.38m)

Radiator, double glazed window to front aspect, television point, wall mounted light point, coving, ceiling mounted light point

Kitchen

c.10` 0" x 9` 0" (3.05m x 2.74m)

Wood effect flooring, range of modern wall and base units with complimentary worksurfaces and splashbacks, integrated one and a half bowl stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with extractor over and electric oven under, coving, ceiling mounted light point, double glazed window to rear aspect

Hall

Wood effect flooring, inset spotlights, double glazed door to rear garden, doors to

Reception Three/Bedroom Four

c.9` 7" x 8` 8" (2.92m x 2.64m)

Radiator, double glazed window to rear aspect, storage cupboard housing boiler, ceiling mounted light point

Downstairs W.C

Low flush w.c, frosted double glazed window to side aspect, inset spotlights

First Floor

First floor landing

Double glazed window to rear aspect, ceiling mounted light point, doors to

Master Bedroom

c.10` 9" x 10` 1" (3.28m x 3.07m)

Radiator, double glazed window to front aspect, access to loftspace, ceiling mounted light point

Bedroom Two

c.9` 9" x 12` 6" (2.97m x 3.81m)

Radiator, double glazed window to front aspect, built in double wardrobe, ceiling mounted light point

Bedroom Three

c.8` 1" x 7` 9" (2.46m x 2.36m)

Radiator, built in wardrobe, double glazed window to rear aspect, ceiling mounted light point

Bathroom

Wood effect flooring, wall mounted towel rail, pedestal hand wash basin with mixer tap and vanity unit under, white panelled bath, enclosed corner shower cubicle extractor fan, frosted double glazed window to rear aspect, ceiling mounted light point

Outside

Front Garden

Driveway parking for two/three cars, path leading to front entrance with area mainly laid to shingle with planted shrubs

Rear Garden

Fully enclosed level rear garden mainly laid to patio with raised decking area and outside tap







Ground Floor



First Floor



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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FEE**

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