



**POOLE
TOWNSEND**

59 Smeaton Street,
£79,950

2 0 0



This is a popular and established residential area that is conveniently situated for local amenities including primary schools, pharmacy, buses and a convenience store. The property offers potential for further upgrading to add to the already modernised shower room and kitchen areas. The property also has a gas-fired central heating system and UPVC framed double glazing throughout plus an enclosed yard. The accommodation comprises; a lounge/dining room, kitchen, two bedrooms and a shower room.

Location

What3Words///rock.placed.look

Description

This traditional mid-terrace property offers nicely appointed accommodation that will appeal to many buyers, particularly those who are looking to decorate and finish to their own personal taste.

The entrance hall has a staircase immediately ahead of you with a door alongside opening into the dining area where there is a fireplace and open fronted gas fire to the front of the chimney breast, a low-level cupboard housing the gas meter in the alcove and open access into the adjacent lounge. The lounge area also has a fireplace to the front of the chimney breast with an open fronted gas fire.

Beyond the living area is the modern kitchen where there is a wood effect finish to the cabinets and drawer fronts with a contrasting coloured laminate worktop with inset sink. There is space for a freestanding cooker, washing machine and fridge freezer and a rear access door that opens into a walled yard.

The landing provides separate access to the smartly presented shower room and both bedrooms. The largest of the two rooms is at the front of the house, offering more than ample space for a king-size bed and wardrobes etc. The room also benefits from built-in storage to the alcoves either side of the chimney breast.

The shower room is well presented and has been upgraded and modernised in recent years. The suite includes a generous sized shower enclosure with mixer shower and glazed screen, a hand





- Popular Residential Location
- Close to all local amenities
- Ideal for First Time Buyer or Investor
- Modern Shower Room
- Gas Central Heating
- UPVC Double Glazing
- Enclosed yard
- Council Tax Band A
- EPC Pending...
- No upper chain



Visit us at
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