

FOR SALE



Birchwood Road, Lower Parkstone
£695,000


MARTIN & CO



**Birchwood Road,
Lower Parkstone
£695,000**

- *****NEW PRICE*****
- charming family home with lots of potential
- large & private rear garden
- council tax band E = £2381pa
- prime Lower Parkstone location
- garage & parking
- viewings available at short notice



This home is coming to the market after being in the same family for OVER 60 YEARS! With lovely mature gardens to both front & rear, the home has two reception rooms, kitchen & four bedrooms on the first floor. New owners will look to do some updating to suit their own tastes, so this is a wonderful opportunity to buy a home where a new family will be very happy for many years to come!

PORCH UPVC doors & windows with brick built base & tiled flooring.

ENTRANCE HALL Ceiling light, single glazed window to front aspect, radiator.

LIVING ROOM 15' 6" x 11' 10" (4.73m x 3.63m) Ceiling light, double glazed sliding patio doors with beautiful views of the rear garden, further window to side aspect. Tiled fireplace & hearth with gas fire, radiator.

KITCHEN 15' 1" x 8' 3" (4.62m x 2.52m) Two ceiling lights, single glazed window to rear aspect overlooking the garden. Range of wall & base units with worktop over & tiled splashbacks, floor mounted gas central heating boiler, electric cooker with hood over. Space & plumbing for washing machine & fridge/freezer. Radiator.

DINING ROOM 14' 8" x 11' 11" (4.49m x 3.64m) Ceiling light, single glazed bay window to front aspect overlooking the front garden. Tiled fireplace & hearth with electric fire, radiator.

CLOAKROOM Ceiling light, single glazed window to side aspect, toilet & basin with tiled splashbacks.



REAR GARDEN Outside storage cupboard, path leading from the front to rear of the property, outside tap. Paved patio with low stone wall, with steps leading to the rest of the garden, which is mainly laid to lawn, surrounded by mature trees & shrubs. Extra interest is created in the garden with planted borders & a feature rockery. Path covered with timber pergola leading to the shed at the end of the garden.

LANDING Ceiling light, single glazed window to side aspect, loft hatch (with ladder)

BEDROOM 14' 6" x 11' 10" (4.44m x 3.63m) Ceiling light, single glazed bay window to front aspect, looking both up & down Birchwood Road. Fitted wardrobes with mounted mirror, radiator.

BEDROOM 15' 5" x 11' 11" (4.72m x 3.65m) Ceiling light, single glazed windows to both the side & rear aspects with very pleasant views of the garden. Fitted cupboards with shelving, radiator.

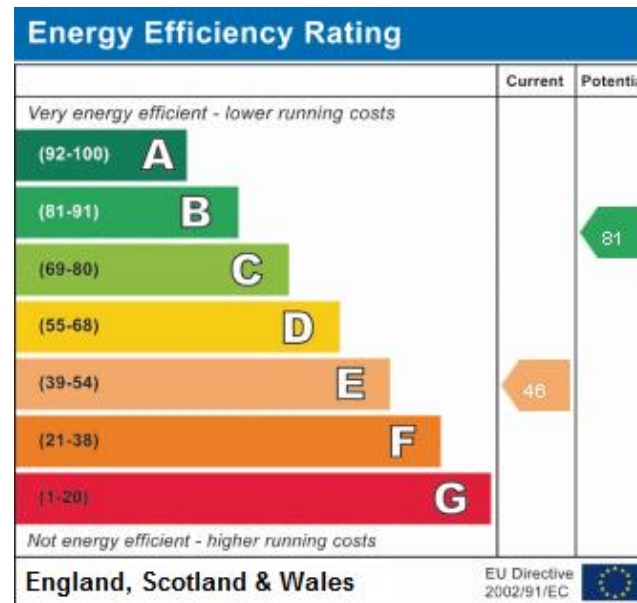
BEDROOM 11' 3" x 9' 5" (3.45m x 2.89m) Ceiling light, single glazed window to rear aspect, airing cupboard with shelving, radiator.

BEDROOM/STUDY 6' 4" x 5' 11" (1.94m x 1.81m) Ceiling light single glazed window to front aspect.

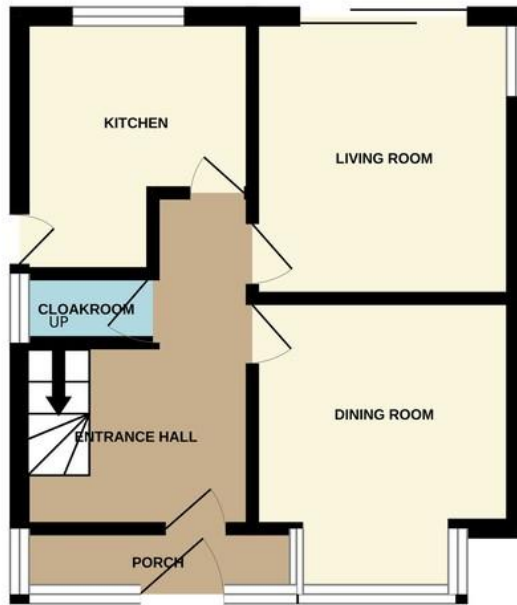
BATHROOM Ceiling light, single glazed window to side aspect. Enclosed shower cubicle with tiled splashbacks, toilet, vanity unit with inset basin, cupboards beneath & cabinet with mirror over. Extractor fan, heated towel rail style radiator.

FRONT GARDEN Laid to lawn with mature shrubs & trees, path to front door.

GARAGE with up & over door to front & personal door to the rear. Additional parking is available on the driveway







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