

A circular logo with a dark background. The text 'Chimneypots' is in a large, white, serif font. Below it, 'ESTATE AGENTS' is in a smaller, white, sans-serif font. At the bottom, 'YOUR HOME' and 'OUR PASSION' are written in a white, sans-serif font, separated by a small dot.

Chimneypots

ESTATE AGENTS

YOUR HOME • OUR PASSION

Collingworth Rise, Park Gate, SO31 1DA

Asking Price £360,000



Semi Detached House  
 Three Well-Proportioned Bedrooms  
 Garage And Driveway  
 Downstairs WC  
 Sought-After Area Of Park Gate  
 Walking Distance To Swanwick Train Station

We are delighted to bring to the market this three-bedroom semi-detached home, ideally situated in the popular residential area of Park Gate. Offering well-proportioned accommodation throughout, the property would make an excellent choice for first-time buyers, growing families or those looking to move to a well-established residential location.

Upon entering the property, you are welcomed by a spacious lounge positioned at the front of the home, providing a comfortable space to relax and unwind. To the rear, the kitchen/diner offers a practical and sociable layout, with space for both cooking and dining, making it ideal for everyday family life and entertaining guests. A downstairs WC adds further convenience.

Upstairs, the property offers three well-proportioned bedrooms, each providing comfortable accommodation with space for bedroom furniture and storage. These rooms are served by a modern family bathroom, completing the first-floor accommodation.

The rear garden offers a good amount of outdoor space, featuring a spacious patio area perfect for outdoor dining and entertaining, leading onto a grassed area. The garden also benefits from convenient side access leading to the front of the property, adding to the practicality of the outdoor space. The property also benefits from a garage and driveway parking at the front.

Situated in the popular residential area of Park Gate, the property is ideally positioned within walking distance of Swanwick Train Station, making it an excellent choice for commuters. A range of local shops, amenities and everyday conveniences are also close by, while the surrounding area offers convenient access to nearby towns and major road links. This appealing location combines the convenience of local amenities with excellent transport connections, making it well suited to a variety of buyers.



Floor Plan



Approximate total area<sup>(1)</sup>  
65.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Area Map



Energy Performance Graph



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