



**POOLE  
TOWNSEND**

18 Thirlmere Road  
£215,000

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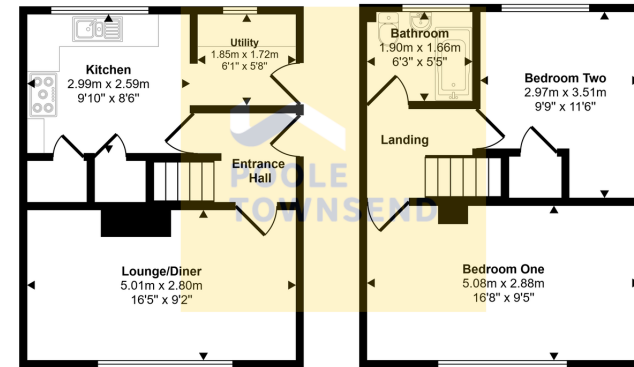


- End Terrace House
- 1 Reception Room
- On-Street Parking
- Spacious Rear Garden
- Council Tax Band: B
- 2 Comfortable Double Bedrooms
- 1 Bathroom
- Distant Hill Views
- Highly Sought-After Residential Area
- Tenure: Freehold





Approx Gross Internal Area  
65 sq m / 703 sq ft



Ground Floor  
Approx 32 sq m / 348 sq ft

First Floor  
Approx 33 sq m / 355 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Situated in a highly sought-after residential area, this charming end-terraced home offers light-filled, comfortable living across two floors, complemented by a spacious lawn and patio garden. Inside, you'll find an inviting lounge/diner, perfect for socialising and entertaining, alongside a practical kitchen with two large storage cupboards and access to a convenient utility room. Upstairs, there are two generously sized double bedrooms and a family bathroom. Outside, the enclosed, split-level garden features a large patio, ideal for alfresco dining, and a generous lawn with established borders, providing a safe and enjoyable space for children to play. On-street parking is available nearby.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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