



**POOLE
TOWNSEND**

44 Aberdare Street,
£120,000

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Situated within a popular residential area, this attractive mid-terrace home is ideally suited to first-time buyers, investors, and landlords seeking a property in a well-established and convenient location. The accommodation offers a comfortable and practical layout, beginning with a welcoming dining room positioned to the front of the property, providing an ideal space for everyday meals, entertaining guests, or even home working. Beyond, a spacious lounge creates a relaxing environment for unwinding at the end of the day and flows seamlessly through to the modern fitted kitchen. The kitchen is well-equipped for modern living and provides direct access to the enclosed rear yard. To the first floor, the landing leads to a stylish central shower room fitted with a contemporary three-piece suite. Also located on this floor are two well-proportioned double bedrooms, each offering comfortable and versatile accommodation, whether used as bedrooms, guest rooms, or workspace.

Directions

What3Words///equal.mount.yards

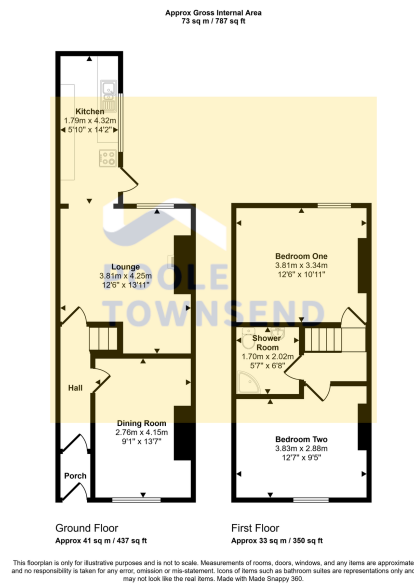
Description

Stepping inside, the property is entered via a vestibule, which provides access to both reception rooms and features a central staircase rising to the first floor.

Positioned at the front of the home, the dining room is a generously proportioned and light-filled space, offering excellent versatility. Equally suited to family meals, entertaining guests, or home working, it provides an inviting setting that can easily adapt to a variety of lifestyles.

Beyond, the spacious lounge creates a warm and welcoming retreat for everyday living. A charming wood-burning stove forms an attractive focal point, adding character and creating a cosy atmosphere during the cooler months. With ample room for furnishings, this comfortable living space flows naturally through to the kitchen, enhancing the sense of connectivity throughout the ground floor and making it ideal for both relaxed evenings at home and entertaining family and friends.





- 2 Bed Terraced House
- An Enclosed Rear Yard
- Featuring A Welcoming Dining Room
- A Modern Fitted Kitchen
- Two Well-Proportioned Double bedrooms
- Situated In A Popular Residential Area
- Suited For First-Time Buyers, Investors And Landlords
- A Spacious Lounge Creating a Relaxing Environment
- A Stylish Central Shower Room
- Each Bedroom Offering Versatile Accommodation



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