



**POOLE
TOWNSEND**

3 Quarry Brow,
£240,000

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Situated in a popular residential area and enjoying views towards Walney Channel and Black Combe, this smartly presented end-terraced property offers generous living accommodation over two floors, complemented by established front and rear gardens. The ground floor provides two versatile reception rooms, offering flexible space for both relaxation and entertaining, along with a well-appointed kitchen and a separate utility area, adding practical convenience to the layout. To the first floor are two well-proportioned double bedrooms and a modern family bathroom, creating comfortable accommodation suitable for a range of buyers. Externally, the property benefits from mature front and rear gardens, providing pleasant outdoor space to enjoy throughout the seasons. Conveniently located with easy access to reputable schools, local shops, and supermarkets, this attractive home combines comfortable living with excellent amenities and appealing outlooks.

Location

What3Words///movies.divisions.merit

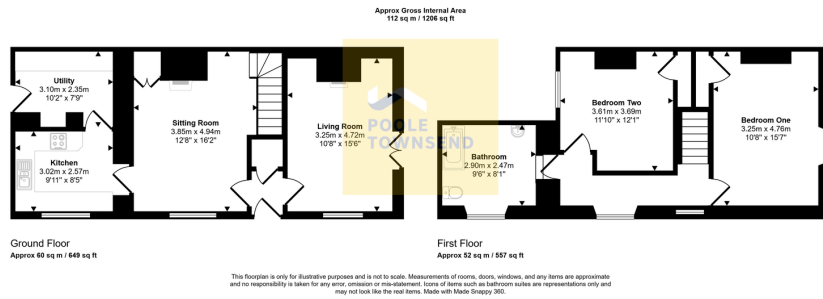
Description

Access to the property is gained via a welcoming entrance vestibule, which opens directly into the hallway. From here there are doors to each of the reception rooms, along with a useful storage cupboard extending beneath the stairs.

To the front is a cosy sitting room featuring an open fire and glazed doors which seamlessly connect to the front garden, creating a light and inviting space. The second reception room provides a formal living or dining area with a cast iron fireplace, ideal for both everyday living and entertaining. This room flows through to the adjoining kitchen, fitted with a range of storage cupboards and a wrap-around worktop offering ample preparation space.

Beyond the kitchen is a practical utility room with additional storage and worktop space, along with plumbing for a washing machine and space for white goods. A glazed door from here provides access to the rear garden.





- 2 Bed End Of Terraced
- Two Versatile Reception Rooms
- Two well-Proportioned Double Bedrooms
- Suitable For A Range Of Buyers
- Enjoying Views Towards Walney Channel And Black Combe
- Front & Rear Gardens
- A Well-Appointed Kitchen
- A Modern Family Bathroom
- Close To Local Amenities
- Generous Living Accommodation



Visit us at
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