



**POOLE  
TOWNSEND**

16 Cloisters Avenue,  
£245,000

3 1 1



Situated in a popular and established residential area close to local amenities, schools and transport links, this detached home occupies a generous plot with private driveway, detached garage and mature gardens to the front and rear. The accommodation includes a welcoming entrance porch and hallway, spacious open-plan lounge and dining area with feature fireplace and patio doors to the garden, and an extended kitchen with breakfast area and integrated appliances. To the first floor are three bedrooms, including two doubles with fitted wardrobes, alongside a modernised shower room. The property further benefits from gas central heating, double glazing, no upper chain and excellent potential for further modernisation and cosmetic improvement.

### Location

What3Words///robot.broken.idea

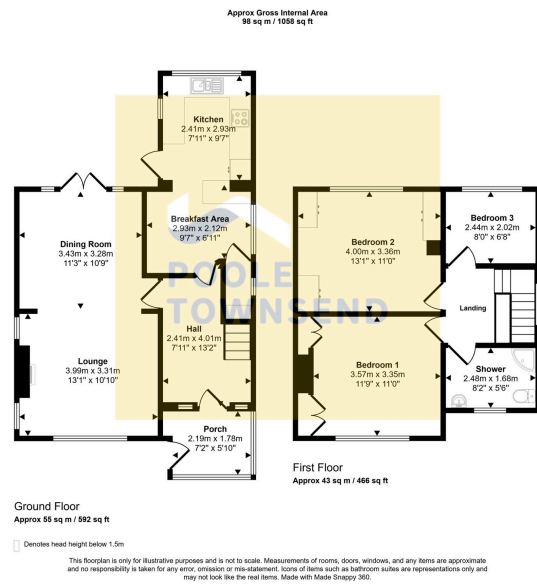
### Description

Situated in a popular and well-established residential area, this detached home enjoys excellent access to a range of local amenities including schools, a pharmacy, convenience store and regular bus services. Occupying a generous plot, the property benefits from double gated access leading to a private driveway and detached garage positioned within the rear garden. The front garden is attractively paved with mature planted borders and shaped flower beds.

The property is entered through a glazed porch with tiled flooring and decorative leaded and coloured glass detailing to the entrance door and side panels. Inside, the hallway provides access to the staircase and useful understairs storage. A second door opens into the spacious open-plan living accommodation, where an archway connects the lounge and dining areas. The dual-aspect lounge overlooks the front garden and features an attractive central fireplace with inset gas fire, while the dining area enjoys views over the rear garden with glazed double doors opening onto the patio.

The extended kitchen has been designed to create both a breakfast area and a fitted kitchen space, complete with a range of cream





- 3 Bed Detached House
- No Upper Chain
- Close To Local Amenities
- A Private Driveway And Detached Garage
- A Garden To The Front And Rear
- A Spacious Open-Plan Lounge And Dining Area
- An Extended Kitchen
- A Modernised Shower Room
- Double Glazing
- Perfect Opportunity To Modernise



Visit us at  
[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)  
[enquiries@pooletownsend.co.uk](mailto:enquiries@pooletownsend.co.uk)

We are open  
 Monday – Friday 9.00 – 5.00  
 Saturday 9.00 – 1.00

Barrow 01229 811811  
 Ulverston 01229 588111  
 Grange 015395 33316  
 Kendal 01539 734455  
 Milnthorpe 015395 62044