



**POOLE  
TOWNSEND**

48 Park Avenue,  
£275,000

3 1 2



Situated in a highly desirable location adjacent to Barrow's Town Park and within easy reach of rail and bus links, schools, and leisure facilities, this spacious and well-presented home offers versatile accommodation ideal for family living. The property benefits from an enclosed front garden with private driveway parking and a multi-level rear garden featuring patios, borders, a pond, and useful outbuildings. Internally, there are two reception rooms, a modern fitted kitchen with a comprehensive range of integrated appliances, three bedrooms including two doubles, and a family bathroom with shower over the bath. A useful loft area, accessed via a secondary staircase from the landing, provides additional storage space and enjoys natural light from a skylight. Combining a sought-after location with generous accommodation and attractive outdoor space, this is a superb home for a wide range of buyers.

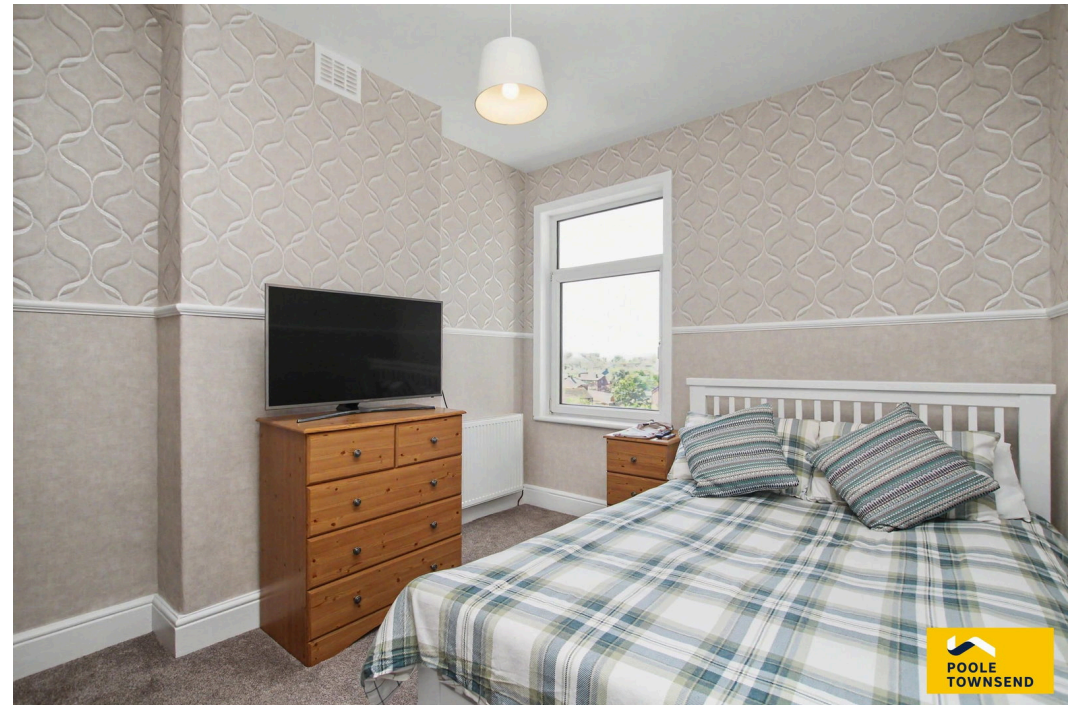
## Location

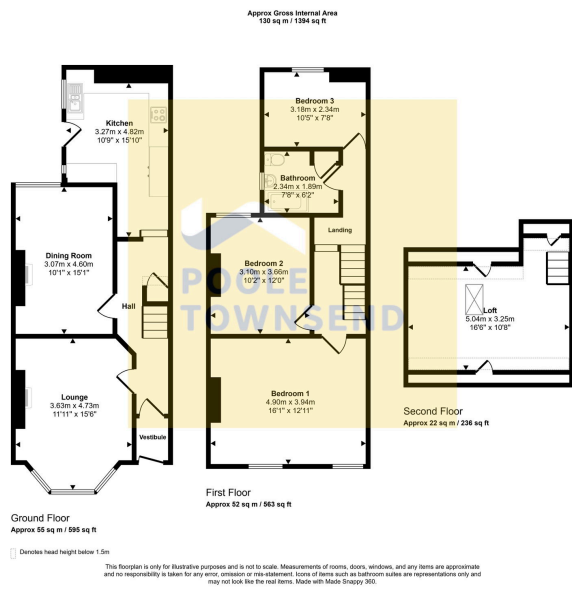
What3Words///brick.offers.loud

## Description

Occupying a desirable position alongside Barrow's Town Park and conveniently located close to rail and bus connections, schools, and leisure facilities, this spacious family home offers well-presented accommodation complemented by attractive gardens and useful outdoor space. Set behind an enclosed front garden, the property benefits from a private driveway providing off-road parking for a single vehicle, while gated side access leads to the multi-level rear garden featuring patios, established borders, a pond, and a range of useful outbuildings.

The accommodation is entered through an entrance vestibule leading into a welcoming hallway with staircase access to the first floor. From here, doors open into two reception rooms, providing flexible lounge and dining areas ideal for both everyday living and entertaining. The kitchen has been smartly modernised and is fitted with an extensive range of storage units complemented by low-profile work surfaces, an inset sink, and a hob with splashback and contemporary wall-mounted cooker hood. Integrated appliances include an oven and grill, microwave, fridge/freezer, washing





- 3 Bed Semi-Detached
- A Sought-After Location
- A Multi-level Rear Garden
- A Modern Fitted Kitchen
- Providing Additional Storage Space
- Close To Local Amenities
- An Enclosed Front Garden And Driveway
- Including Two Reception Rooms
- A Family Bathroom
- Superb For A wide Range Of Buyers



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