



**POOLE  
TOWNSEND**

13 Boonwell Grove,  
£245,000

3 1 1



Occupying an elevated position in a popular residential location close to local schools, bus services, Tesco, convenience stores, a pharmacy and takeaway outlets, this well-presented semi-detached home offers spacious accommodation ideal for family living. The property features a bay-fronted lounge, an impressive open-plan kitchen/dining room with integrated appliances and breakfast bar, two double bedrooms, a stylish four-piece family bathroom, and a converted loft providing a generous principal bedroom with en-suite WC, extensive eaves storage and attractive elevated views. Outside, the rear garden includes a decked seating area, lawn and a gently sloping pathway leading to a detached garage, while the property's elevated setting provides an excellent degree of privacy from passing traffic and pedestrians.

## Location

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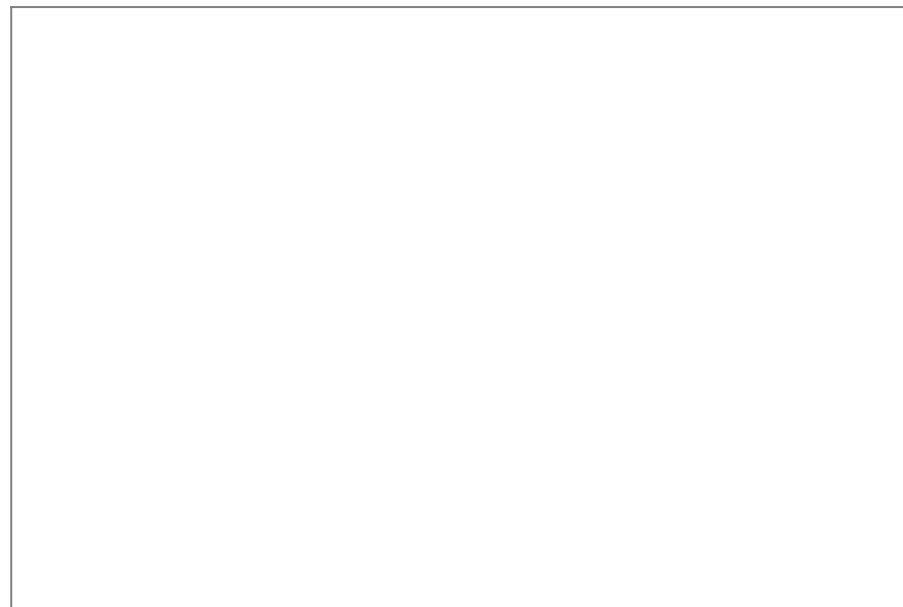
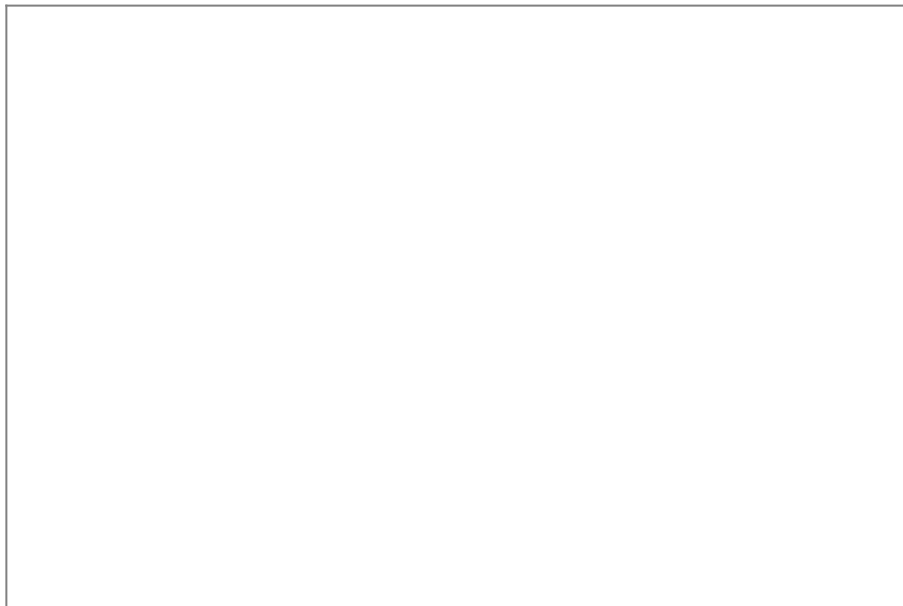
## Description

Situated in a popular residential area, this attractive semi-detached home is ideally suited to family buyers, enjoying a convenient location close to local schools, bus services, Tesco, convenience stores, a pharmacy and a variety of takeaway outlets. Occupying an elevated position, the property benefits from an excellent degree of privacy from passing traffic and pedestrians while enjoying attractive views of the garden to the rear.

The accommodation is well presented throughout and has been enhanced by a loft conversion, creating a spacious principal bedroom with an en-suite WC and wash hand basin. The room also offers extensive eaves storage and elevated views across the surrounding area. On the ground floor, the entrance hall features a useful under-stairs storage cupboard and leads into the bay-fronted lounge, complete with a central feature fireplace and glazed double doors opening into the impressive open-plan kitchen/dining room.

The kitchen is fitted with a range of modern wall and base units complemented by granite-effect work surfaces, which extend to form a practical breakfast bar. Integrated appliances include a





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