



**POOLE
TOWNSEND**

9 Rodney Street

£75,000

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Situated within easy reach of the town centre in the popular Hindpool area, this mid-terrace property offers excellent potential for buyers seeking a home to modernise, whether as an investment or personal residence. The accommodation includes two reception rooms, a spacious central lounge with exposed slate-flagged flooring, and a fitted kitchen with additional storage space and access to the enclosed rear yard with external WC. To the first floor are two double bedrooms, one with built-in storage and the other providing access to the bathroom, which is fitted with a three-piece suite and additional storage housing the boiler. Further benefits include double glazing to all but one window and the advantage of no upper chain.

Location

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Description

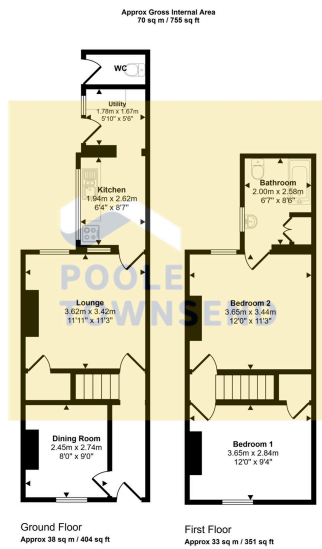
Situated within easy reach of the town centre in the popular Hindpool area, this mid-terrace property is likely to appeal to a wide range of buyers, particularly those seeking a home with potential for improvement and modernisation, whether as a buy-to-let investment or a personal residence.

The entrance hall features a central staircase separating the two reception rooms, with useful understairs storage accessed from the lounge. The smaller reception room is located at the front of the property and would make an ideal cosy dining room.

The larger lounge sits at the centre of the ground floor accommodation and provides stepped access into the kitchen, along with a tall window overlooking the rear yard. Exposed slate-flagged flooring adds character and offers an excellent feature to incorporate into future renovations.

The kitchen is fitted with a range of wall and base units with work surfaces incorporating a single drainer sink and mixer tap. There is space for a freestanding cooker and plumbing for a washing machine. A secondary kitchen area provides additional base units and space for a fridge freezer. The rear access door has a single-glazed side window alongside.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom fixtures are representations only and may not look like the real items. Made with Made Droppy 360.

- 2 Bed Terraced House
- Close To Local Amenities
- A Spacious Central Lounge
- An Enclosed Rear Yard
- Double Glazing
- No Upper Chain
- Featuring Two Reception Rooms
- A Fitted Kitchen
- Two Double Bedrooms
- Perfect Opportunity To Modernise



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