



**POOLE  
TOWNSEND**

92 Yarlside Road,  
£245,000

3 1 1



An extended and well-presented three-bedroom semi-detached family home in a popular residential location, close to a local convenience store, The Ship pub, fish and chip takeaway, Yarlside Academy and other amenities. The property features a colourful front garden, gated driveway, garage and a low-maintenance rear patio garden. Inside, the accommodation includes a welcoming hallway, a front-facing lounge with an attractive fireplace, and a bright glazed extension providing an excellent dining or family room with direct access to the garden. The fitted kitchen offers ample storage, integrated double oven and microwave, gas hob and space for further appliances, with a ground floor WC completing the layout. Upstairs are three bedrooms, including two doubles, a modern walk-in shower room and a separate WC, making this an ideal home for families.

## Location

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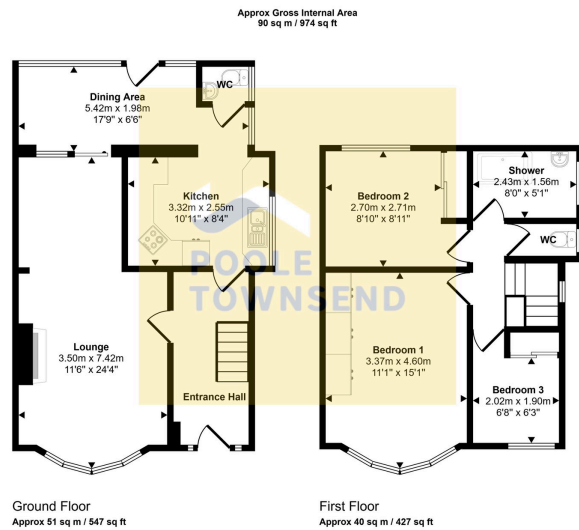
## Description

Situated in a sought-after residential area, this well-presented and extended semi-detached family home is conveniently located close to a local convenience store, The Ship pub, a popular fish and chip takeaway, Yarlside Academy, and other everyday amenities.

The property offers attractive kerb appeal, with a colourful front garden, a gated driveway providing off-road parking, and access to a detached garage. To the rear is a low-maintenance patio-style garden, ideal for outdoor entertaining or relaxing.

Inside, the welcoming entrance hall provides access to the first floor, the kitchen, and the front-facing lounge. The lounge enjoys views over the front garden and features an attractive fireplace, creating a warm and inviting living space. Sliding glazed doors open into the impressive rear extension, which is flooded with natural light thanks to its extensive glazing. This versatile space serves perfectly as a dining or family room and benefits from direct access to the rear garden. An archway leads through to the kitchen, while an additional door provides access to a convenient ground floor WC with hand





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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- 3 Bed Semi-Detached
- Close To Local Amenities
- A gated Driveway
- Featuring A Garage
- A Low Maintenance Rear Patio Garden
- A Front-Facing Lounge
- An Excellent Dining/Family Room
- A Fitted Kitchen
- A Walk In Shower Room
- Ideal Home For Families



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