



Asking Price £260,000

A beautifully presented traditional mid-terraced home offering generous family accommodation in this popular location, close to well-regarded primary and secondary schools. This charming property retains character features including a bay-fronted lounge with feature fireplace and decorative ceiling detailing, alongside modern upgrades such as a stylish kitchen/breakfast room and contemporary shower room. The ground floor offers a welcoming entrance hall, spacious lounge, separate dining room and an impressive kitchen/breakfast room with integrated oven, ceramic hob and fridge/freezer, plus direct access to the level enclosed garden. Upstairs, there are three bedrooms including a particularly spacious principal bedroom with built-in wardrobes, together with a modern shower room. Externally, the property benefits from a level rear garden and secure hardstanding parking with roller door access — a valuable feature rarely found with similar homes. With uPVC double glazing and gas central heating throughout, this well-presented home would make an ideal first-time purchase or family home. Early viewing is highly recommended.

Pennycross Park Road, Beacon Park, PL2 3NP

Ground Floor

Entrance Vestibule

Dado rail, uPVC double glazed door to the front, door to:

Entrance Hall

Radiator, stairs rising to the first floor landing with understairs storage area, door to:

Lounge

4.61m (15` 1") into bay x 3.72m (12` 2")

UPVC double glazed bay window to the front, feature wall mounted coal effect gas fireplace with feature wooden surround, double radiator, coving to ceiling with ceiling rose, open plan through to:

Dining Room

3.67m (12`) x 3.13m (10` 3")

UPVC double glazed window to the rear, double radiator, picture rail.

Kitchen/Breakfast Room

5.03m (16` 6") x 3.25m (10` 8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in integrated fridge/freezer, built-in electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to the side and rear, double radiator, laminate flooring, uPVC double glazed door to the rear garden.

First Floor

Landing

Access to loft space with fitted light point, door to:

Bedroom 1

5.36m (17` 7") into built-in wardrobes x 3.79m (12` 5")

Two uPVC double glazed windows to the front, three built in wardrobes with sliding doors, radiator, picture rail.

Bedroom 2

3.68m (12` 1") x 3.11m (10` 3")

UPVC double glazed window to the rear, built in double wardrobes with sliding doors, radiator.

Bedroom 3

2.58m (8` 5") x 2.01m (6` 7")

UPVC double glazed window to the rear, double radiator.

Shower Room

Fitted with three piece suite comprising shower enclosure with fitted electric shower above, vanity wash hand basin with cupboards under and low-level WC, uPVC obscure double glazed window to the rear, heated towel rail. Outside

Rear Garden

The property benefits from a level and enclosed rear garden designed for ease of maintenance, with paved patio area ideal for outdoor seating and entertaining. To the rear is a secure hardstanding parking area with roller door access, providing valuable off-road parking — a rare benefit for this style of home.

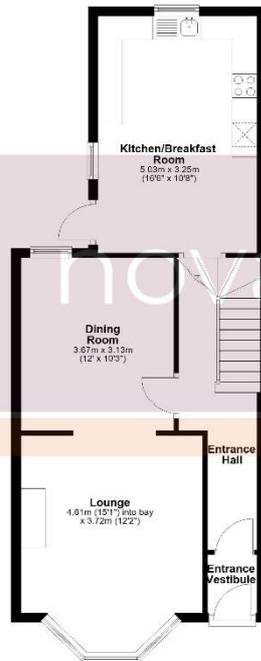
A highly practical and family-friendly outdoor space. There are also two useful utility sheds which house the gas combination boiler and separately plumbing for the washing machine and tumble drier.







Ground Floor



First Floor



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

