



79 Albert Road,
Parkstone, Poole, BH12 2BX



A spacious and well presented detached house with 3 bedrooms and 2 reception rooms situated in a popular location close to local schooling.

- Entrance hall
- Sitting room
- Dining room with a feature fire place
- Modern kitchen/breakfast room
- 3 bedrooms
- Bathroom
- Westerly facing garden
- Gas central heating
- Double glazed windows
- Walking distance to local schools, shops and amenities

ASKING PRICE:

£350,000 (Freehold)

EPC RATING:

Band - tbc







Description

A spacious and well-presented character detached house situated in a popular residential location close to Ashley Road, offering a wide range of local amenities, shops and transport links.

This attractive home has been well maintained by the current owners and benefits from a replacement kitchen and bathroom fitted in recent years.

The accommodation briefly comprises an entrance hall leading into a bright and spacious sitting room with a bay window to the front aspect. A separate dining room overlooks the rear garden and features a character fireplace, stairs rising to the first floor and a useful fitted storage cupboard beneath.

The kitchen also enjoys views over the rear garden and is fitted with a comprehensive range of base and eye level units complemented by a breakfast bar. Integrated appliances include an oven, hob, fridge/freezer and washer/dryer.

Upstairs, there are three bedrooms, with the principal bedroom being particularly spacious and bright, featuring a bay window with elevated views. The modern bathroom is fitted with a contemporary white three-piece suite comprising a bath with shower over, wash hand basin and WC.





Gardens & Grounds

Outside, a side pathway provides access to the rear garden. Immediately adjoining the property is a paved patio seating area, ideal for outside dining and entertaining. Steps rise to the remainder of the garden which is laid mainly to artificial lawn for ease of maintenance, bordered by a variety of planted beds and shrubs.

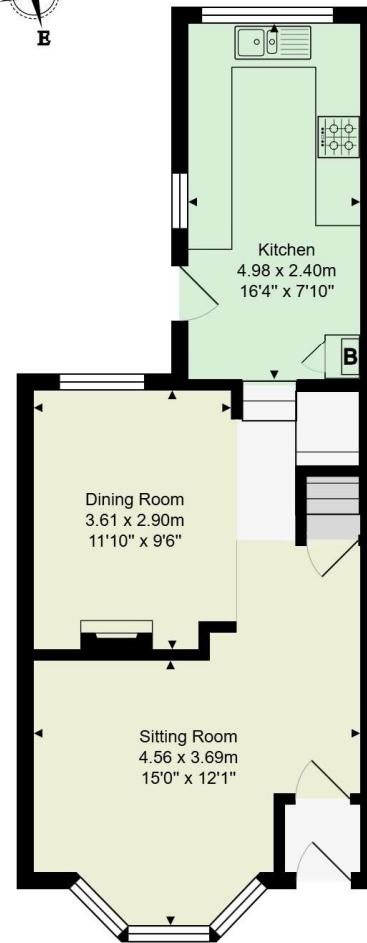
Location

Albert Road is conveniently positioned within the popular area of Parkstone, close to Ashley Road where there is an excellent selection of independent shops, cafés, supermarkets and everyday amenities. Regular bus services and nearby Parkstone train station provide excellent transport connections to Poole, Bournemouth and beyond.

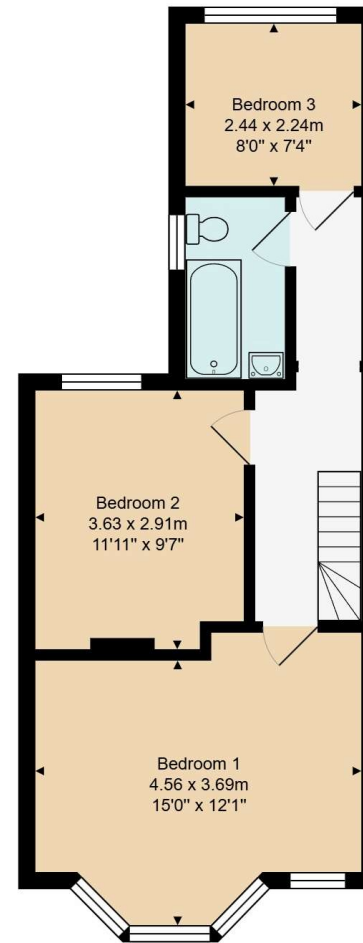
The property is also well situated for local schools, parks and leisure facilities, whilst Poole Harbour, Bournemouth beaches and the popular Ashely Cross, Penn Hill and Westbourne villages are all within easy reach, offering a fantastic range of restaurants, bars and recreational amenities.

Additional Information

- Council Tax Band: C



Ground Floor
Area: approx 44.3 m² ... 477 ft²



First Floor
Area: approx 44.6 m² ... 480 ft²

Total Area: approx 89.0 m² ... 958 ft²

All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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