

HEARNES

WHERE SERVICE COUNTS

Southwestern Crescent, Whitecliff Poole, Dorset, BH14 8RS



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Freehold Price £510,000

A superb extended four/five bedroom semi-detached house, perfect for a family with four double bedrooms on the first floor, two reception rooms (one of which could be used as an additional bedroom) and two shower/bathrooms (one ground floor). This well presented home benefits from a 35ft x 25ft rear garden and is located in a quiet cul-de-sac location just over ½ a mile from Parkstone Golf Course and a similar distance to Whitecliff Harbourside Park. Currently in the school catchment for Baden Powell Junior School.

- Lovely family semi-detached home, extended 4 years ago, now offering four double bedrooms & a separate utility room
- Welcoming entrance hall
- Ground floor wet room
- A 30ft lounge/dining room – ideal for family living; study/5th bedroom
- Modern kitchen fitted with a range of white units and includes gas hob, built-in oven, washing machine, and fridge/freezer
- 35ft x 25ft mature rear garden
- Built in wardrobes in bedrooms one & two
- All blinds included in the sale
- Cul-de-sac location
- Currently in the catchment area for Baden Powell Junior School
- Double glazing & gas central heating
- Off road parking for three cars

South Western Crescent is just over ½ a mile away from Parkstone Golf Course. Ashley Cross with its café culture and range of independent shops, cafes, bars and patisserie is also half a mile away. Whitecliff Harbourside park which has lovely open spaces and a harbourside walk through to Poole Harbour is also just over ½ a mile away and the beautiful award winning beaches of Sandbanks and Canford Cliffs are just over two miles away.

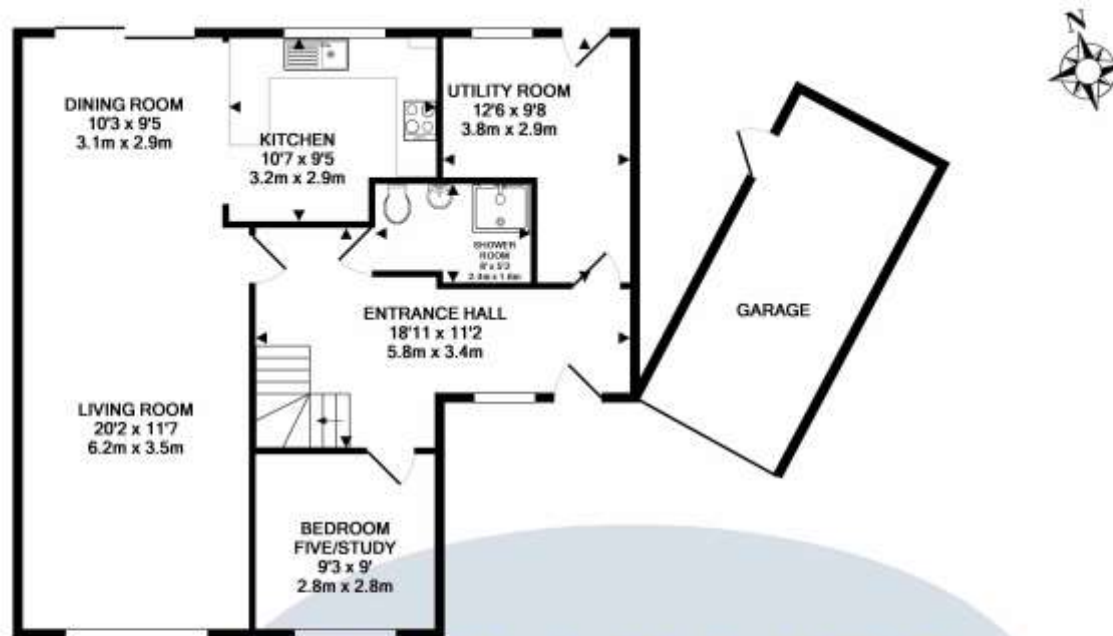
COUNCIL TAX BAND: E

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





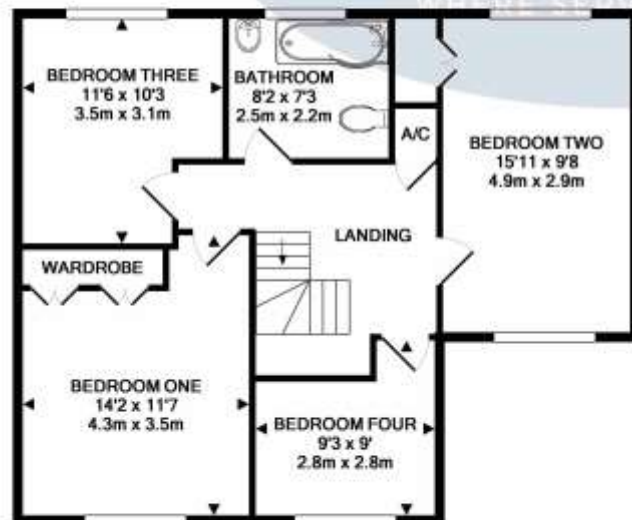


HEARNES

GROUND FLOOR
APPROX. FLOOR
AREA 930 SQ. FT.
(86.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1604 SQ. FT. (149.1 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 674 SQ. FT.
(62.6 SQ. M.)





Poole Park



Whitecliff Harbourside Park



www.hearnes.com

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