



54 Beacon Way, Park Gate, SO31 7GL
Asking Price Of £325,000

WALKER & WATERER are delighted to offer for sale this extended family home boasting three double bedrooms and versatile ground floor living space including three reception rooms. There is scope to turn the property into a 4/5 bedroom home with previous planning permission granted to extend the first floor & loft space. The property also enjoys a favoured aspect rear garden & plenty of off road parking.

Beacon Way is located just a short stroll from the shops and amenities of Park Gate including Co Op & Sainsburys, also just around the corner is Swanwick train station.



Extended Semi-Detached House

Entrance Hallway with Two Storage Cupboards

23' Lounge/Dining Room Enjoying Centre Piece Fireplace

Fitted Kitchen Incorporating Oven & Induction Hob

Open Plan to the Family Room Overlooking the Rear Garden

Separate Utility Room Providing Additional Storage & Appliance Space

Further Reception Room with Double Doors to the Rear

Ground Floor Cloakroom

Three Double Bedrooms with Master Benefitting From Fitted Sliding Door Wardrobes

Four Piece Family Bathroom Comprising White Suite

Loft Space Mostly Boarded & Plastered

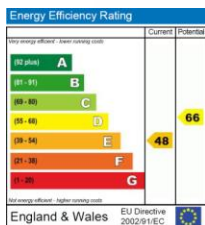
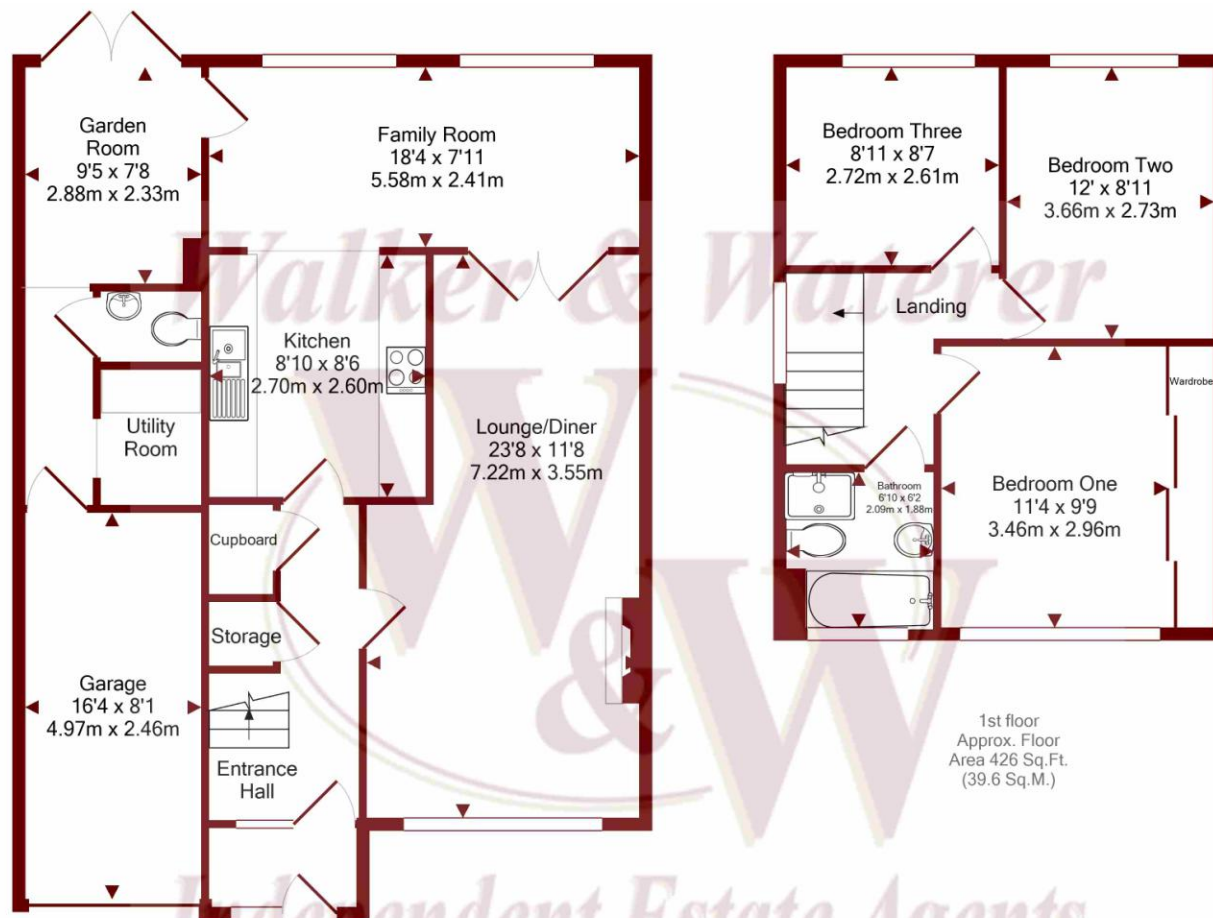
2014 Fitted Worcester Boiler

Southerly Facing Rear Garden with Lawn & Decking

Ample Driveway Parking & Garage

Agents Note... Planning permission has been previously granted to extend the first floor to the side creating a larger bedroom & study, as well as making the loft space an impressive master suite including generous bedroom & en-suite.





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.

Made with Metropix ©2019

Viewings strictly by appointment.

To arrange a viewing on this property please call.

Monday-Thursday	9.00am-6.30pm
Friday	9.00am-6.00pm
Saturday	9.00am-5.00pm
Sunday	11.00am-4.00pm



www.walkerwaterer.co.uk

01489 577990

20E Bridge Road, Park Gate SO31 7GE

01489 580800

E1 4 Whiteley Shopping Centre PO15 7PD

Additional Information

Please visit our website www.walkerwaterer.co.uk this site is fast, simple to use and has been designed for you to rapidly find information you require.

For any **mortgage advice** please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage.

Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

Please note at the time of inspection we were unable to check if the services and appliances were in working order.

Any intending buyer must satisfy him/herself of the condition and working order of such items and services and is advised to take the advice of his/her solicitor and surveyor.