



Albert Road, Parkstone, Poole, Dorset

Price guide £265,000

IDEAL FIRST TIME BUY OR INVESTMENT. PARKSTONE £265,000. Thacker & Revitt are pleased to market this larger than average, stunning and well presented detached home located in Albert Road, Parkstone. The property is spacious with a contemporary feel and is offered with gas central heating and UPVC double glazing fitted less than three years ago. Lounge with bay window overlooking the front aspect and double doors opening from the lounge into the dining room, which is great for entertaining. Double patio doors lead from the dining room into the garden. There is a modern fitted galley style kitchen and utility room. Upstairs are two great sized double bedrooms with an en suite shower room to the main bedroom, and a spacious modern bathroom with white three piece suite. This home is in a great location for access to Poole, Parkstone and Bournemouth with Branksome Railway station within easy reach. Main road parking.

This is a freehold property and would make an ideal first time buy or Investment. Don't miss out on this gem of a property.



FRONT DOOR AND ENTRANCE HALL

20'11" x 4'9" x 3'4" (6.40 x 1.47 x 1.04)

Pathway and steps from the main road leading to front door. Outside light. Upvc double glazed door leading into inner lobby area. Tiled flooring and emulsion painted walls. Metal and glass door leading into the main hall. White ceiling, emulsion painted walls and fitted laminate flooring. Doorway to lounge, door to dining room and doorway to the kitchen. Stairs leading to first floor and landing. Understairs recess area. Ceiling lighting with two pendant fittings and light switches.

LOUNGE

13'2" x 11'1" (4.02 x 3.38)

Leading from the entrance hall into the lounge with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Upvc double glazed bay style window with fitted wood effect white slatted blinds. Radiator. Ceiling lighting, light switch, plug socket and TV point. Wooden double doors leading from the lounge into the dining room.

DINING ROOM

11'10" x 9'7" (3.62 x 2.93)

Wooden double doors leading from the lounge along with wooden and glass panelled door leading from the hall into this great entertaining room. White ceiling, emulsion painted walls and wooden flooring. Upvc double glazed doors leading to outside. Ceiling lighting, light switch and plug sockets. Radiator.

KITCHEN

7'8" x 7'9" (2.36 x 2.37)

Leading from the entrance hall with steps up into this modern galley style kitchen. White ceiling and white tiled walls with a metal splash back behind the cooker. Fitted tile pattern vinyl flooring. Upvc double glazed back door with glass panels and a UFree standpvc double glazed window creating natural light into the room. A range of cream and purple gloss effect wall and base units, and laminate worktops. Stainless steel sink one and half bowl sink with chrome effect fittings, ing dishwasher. Free standing cooker with gas hob and stainless steel extractor fan. Ceiling lighting, light switch, plug sockets and fuse switch. Steps from the kitchen leading up into the utility area.

UTILITY ROOM

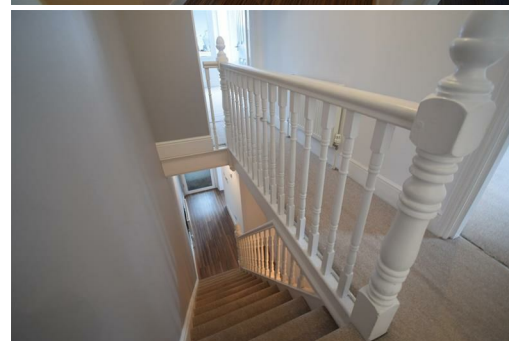
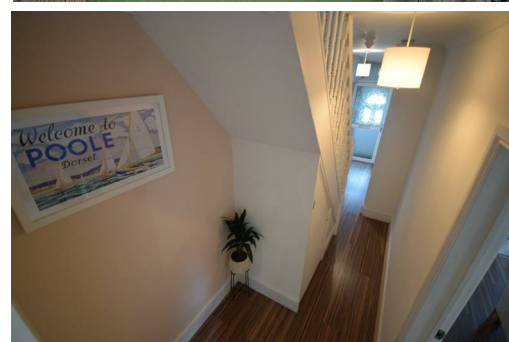
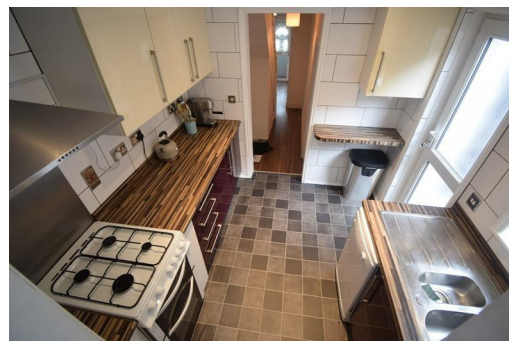
4'9" x 3'9" (1.46 x 1.15)

Doorway leading from the kitchen with steps up into this utility area. White ceiling and emulsion painted walls, continuation of the vinyl flooring from the kitchen. Upvc double glazed window. Wall mounted boiler. Space and plumbing for washing machine and space for tumble dryer. The left hand wall in this room backs onto the outside store and could be easily made into a downstairs cloakroom.

STAIRS AND LANDING AREA

9'2" x 4'11" x 12'0" (2.81 x 1.52 x 3.66)

Stairs leading from the hall to the first floor and landing area. White ceiling, emulsion painted walls and fitted carpet. White painted spindles and hand rails. Built in cupboard with white door for storage. Doors to all first floor rooms. Ceiling loft hatch, ceiling, lighting and light switch.



BEDROOM ONE (FRONT FACING)

13'2" x 14'9" (4.02 x 4.5)

Door leading into this spacious double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Two Upvc double glazed windows, one being a bay style, creating lots of natural light into the room. White wood effect fitted slatted window blinds. Ceiling lighting, plug sockets and light switches. Door leading into the en suite shower room. A range of free standing modern style wardrobes are staying in the property.

EN SUITE SHOWER ROOM TO MAIN BEDROOM

2'6" x 9'4" (0.78 x 2.86)

Door leading into this modern style shower room with emulsion painted ceiling, tiled walls and tiled flooring. White sink with chrome effect fittings, shower cubicle with double folding door, white shower tray, tiled walls and power shower, and a white wc with seat, lid and cistern with flush. Wall mounted mirror over the sink. Ceiling lighting.

BEDROOM TWO

9'7" x 10'4" (2.93 x 3.16)

Door into this modern style double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Upvc double glazed window to rear aspect. Radiator. Ceiling lighting, light switch and plug sockets.

BATHROOM

7'11" x 7'2" (2.43 x 2.20)

Door leading into this spacious contemporary style bathroom. White ceiling, tiled walls and tiled flooring. Upvc double glazed window. White bath with chrome effect fittings, power shower and glass shower screen. White wc with cistern and flush and a white ceramic sink with pedestal and chrome effect fittings. Wall mounted mirror. Chrome effect ladder style radiator. Ceiling recess lighting creating lots of light into the room.

FRONT GARDEN

Steps from the main road and path leading to an area of garden to the front of the property. Concrete and shingle with path leading to the left hand side of the property, and in turn leading to the rear garden.

REAR GARDEN

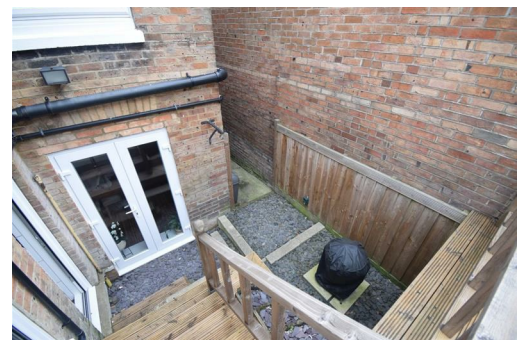
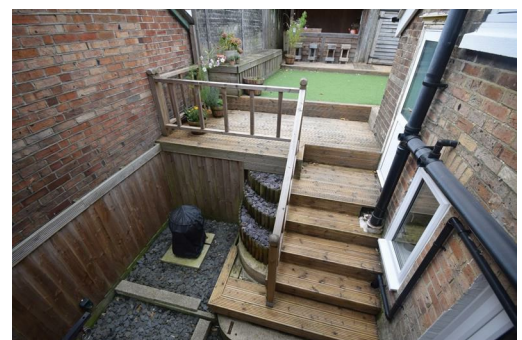
Doors from the kitchen and dining room to wooden steps leading up to a raised decked area and garden with astro turf and additional decked seating area. There is a shed with power supply and open wooden framed bar entertaining area with TV socket. Part concrete and part grey shingle side path leading to gate leading the front of the property. Grey slate area on the lower level and a raised decked area at the top of the stairs. This is a great maintenance free garden ideal for entertaining.

OUTSIDE STORE ROOM

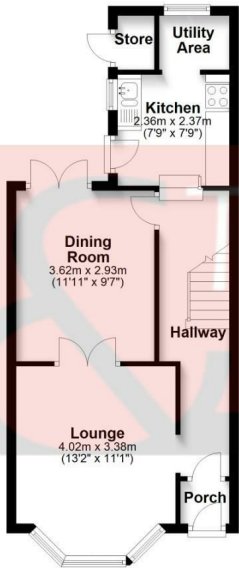
There is an outside store cupboard with door. There is a wc in this room. This could easily have the wall in the kitchen removed in order to create a down stairs cloakroom.

TENURE

The property is FREEHOLD.



Ground Floor
Approx. 42.0 sq. metres (452.1 sq. feet)

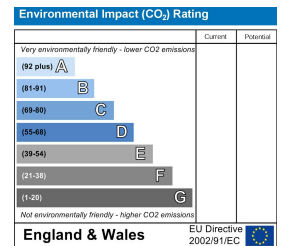
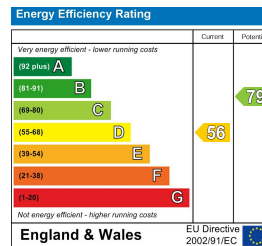


First Floor
Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 81.1 sq. metres (872.7 sq. feet)

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Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD