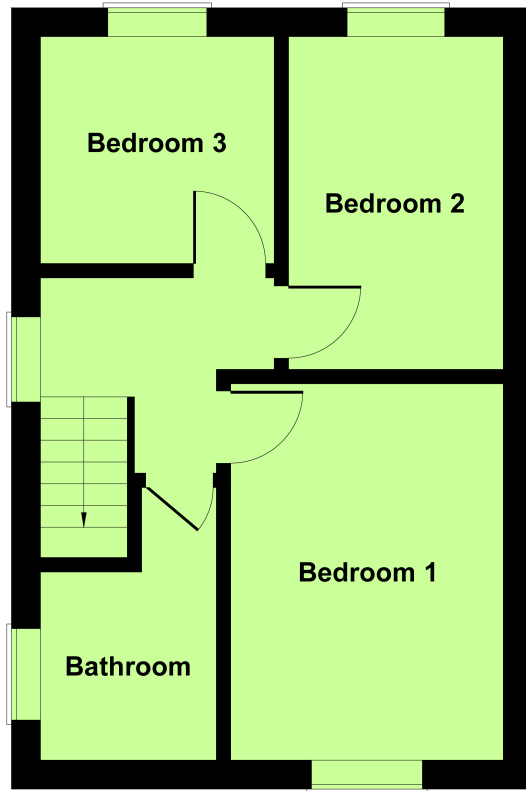


146 Petersham Road
Creekmoor
Poole BH17 7DR

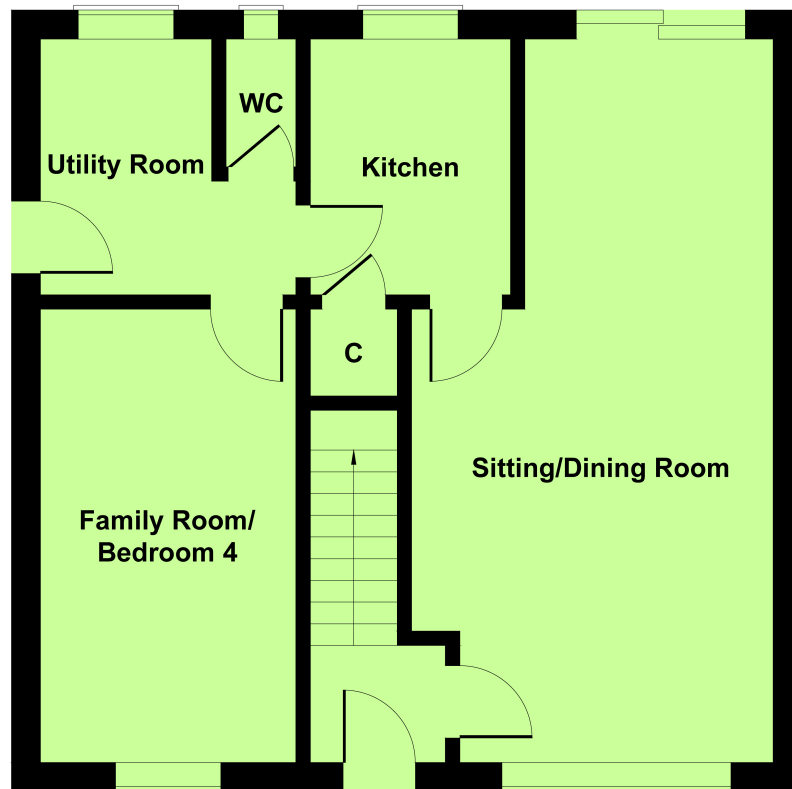
Price **£365,000** Freehold



A SUPERB OPPORTUNITY TO ACQUIRE AN EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME, OFFERING POTENTIAL TO EXTEND FURTHER (STPP), SET IN A QUIET AND POPULAR RESIDENTIAL LOCATION NEXT TO CREEKMOOR PONDS.



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



ENTRANCE HALLWAY

LOUNGE/DINING ROOM 25' X 12' 5" MAXIMUM (7.62m x 3.81m)

KITCHEN 8' 9" X 6' 9" (2.71m x 2.1m)

UTILITY ROOM 8' 9" X 5' 8" (2.71m x 1.76m)

DOWNSTAIRS CLOAKROOM 5' 5" X 2' 5" (1.67m x 0.76m)

GROUND FLOOR BEDROOM FOUR 15' 7" X 8' 8" (4.78 x 2.68m)

STAIRS FROM THE ENTRANCE HALLWAY TO THE FIRST FLOOR LANDING

BEDROOM ONE 12' 9" X 9' 4" (3.93m x 2.86m)

BEDROOM TWO 7' 9" X 7' 9" (2.4m x 2.4m)

BEDROOM THREE 11' 1" X 7' 3" (3.38m x 2.22m)

FAMILY BATHROOM 8' 9" X 5' 9" (2.71m x 1.79m)

FRONT AND REAR GARDENS

DRIVEWAY AND SINGLE GARAGE

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED







GROUND FLOOR BEDROOM FOUR/FAMILY ROOM

ABOUT THIS PROPERTY

Front door leads to the entrance hallway. The spacious lounge/dining room has front aspect window with views to Creekmoor Ponds and sliding patio door to the rear garden. The fitted kitchen has a range of wall mounted and base storage cupboards and drawers and integrated oven with four ring burner gas hob and extractor fan above, single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for dishwasher, space for fridge, window overlooking the rear garden, built in understairs storage cupboard and part tiled walls. The utility room has space for upright fridge/freezer, space and plumbing for washing machine and wall mounted 'Worcester' gas fired central heating boiler. The downstairs cloakroom comprises low level flush WC, wash basin with mixer tap and frosted window to rear aspect. Bedroom four/family room is on the ground floor and has window to front aspect providing views to Creekmoor Ponds.

Stairs lead from the entrance hallway to the first floor landing which has access to loft space and window to side aspect. Bedroom one is to the front aspect. Bedrooms two and three are to the rear aspect. The family bathroom comprises panel enclosed bath with mixer tap and shower attachment, further wall mounted electric shower, low level flush WC, wash basin with mixer tap and vanity unit beneath, fully tiled walls and wall mounted medicine cabinet.

Outside, the front garden has shrub borders and a driveway providing off road parking, in turn leading to the single garage. The rear garden is mainly laid to artificial lawn and has three paved patio areas with shrub and herbaceous borders. Outside tap and personal door to the single garage.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first exit along Broadstone Way. Take the first turning right into Beechbank Avenue and at the second mini roundabout turn left along Creekmoor Lane. Petersham Road is the seventh turning on the right hand side.

COUNCIL TAX: Band C BCP (Poole) Council.

ENERGY EFFICIENCY RATING: C

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1938