

80 Goldfinch Road
Creekmoor
Poole BH17 7TD

Price **£260,000** Freehold



A WELL PRESENTED TWO BEDROOM
TERRACED FAMILY HOME WITH OFF
ROAD PARKING SITUATED IN A QUIET
AND POPULAR RESIDENTIAL LOCATION.



- * ENTRANCE HALLWAY 9' 4" x 6' 4" (2.86m x 1.95m)**

- * LOUNGE/DINING ROOM 14' x 12' 6" (4.26m x 3.84m)**

- * MODERN FITTED KITCHEN 8' 8" X 5' 9" (2.68m x 1.79m)**

- * BEDROOM ONE 11' 1" X 9' 11" TO WARDROBE (3.38m x 3.35m)**

- * BEDROOM TWO 12' 1" X 5' 10" (3.68m x 1.55m)**

- * FAMILY BATHROOM 7' 10" MAX X 6' 1" (2.16m x 1.85m)**

- * FRONT AND REAR GARDENS**

- * OFF ROAD PARKING**

- * IDEAL BUY TO LET INVESTMENT OR FIRST TIME BUY**







ABOUT THIS PROPERTY

The UPVC double glazed frosted front door gives access into the entrance hallway which has stairs rising to first floor. The modern kitchen has window to front aspect, range of wall and floor mounted cupboards, rolled top working surfaces, part tiled walls, space for washing machine, fridge/freezer and oven and one and a quarter single sink with drainer and mixer tap. The light and airy lounge has a window and door to the rear aspect with feature central fireplace, TV and telephone point.

The landing has airing cupboard with hot water tank and loft access via a hatch. Bedroom one has a window to the front aspect and built in wardrobe with double opening doors. Bedroom two has a window to the rear aspect. The modern family bathroom has a frosted window to rear, part tiled walls, low level flush WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and 'Bristan Glee' shower over.

To the front is a low maintenance garden being laid to lawn with central pathway leading up to the front door. There is also an outside storage cupboard. The rear garden is laid to two sections, the first of which running adjacent to the property providing a patio area with steps leading down to an area laid to lawn with hard stand providing an area for shed, both of which have timber fence borders. There is also a timber gate giving access to the parking area.



DIRECTIONS:

From Broadstone Centre proceed to Broadstone roundabout and take the first exit into Broadstone Way and then take the first turning right into Beechbank Avenue. Continue all the way along Beechbank Avenue until Longmeadow Lane merges from the left. Once on Longmeadow Lane take the second turning left into Woodpecker Drive followed by the second left hand turning into Goldfinch Road.

COUNCIL TAX: Band B BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band 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: R1939