

3 bedroom semi-detached house for sale, Turlin Road, Hamworthy, Poole BH16 (194,9



Location **South West, Dorset**
<https://www.freedasz.co.uk/x-161094-z>

TURLIN ROAD GREYS Estate Agents are pleased to bring to the market this well presented semi detached house situated in Hamworthy. The accommodation comprises three bedrooms, lounge/dining room, kitchen, conservatory and shower room. The property further benefits from gas central heating, UPVC double glazed windows and doors, ample off road parking, low maintenance garden and garage. We encourage internal viewings at your earliest convenience. To arrange or for further information, please call GREYS of Upton on .

ENTRANCE HALL The property is accessed via a part glazed UPVC front door into the hallway, which has a side aspect UPVC window, radiator, phone point, under stairs storage cupboard, stairs to the first floor and doors to the lounge/dining room and kitchen. Parquet flooring has been laid and the ceiling is textured with coving.

LOUNGE/DINER 23' 3" x 12' 8" narr to 8'11 (7.09m x 3.86m) The lounge/dining room has a front aspect UPVC window, two radiators, TV point, phone point, feature gas fire with surround, door to the kitchen and rear aspect UPVC patio door to the conservatory. Parquet flooring has been laid and the ceiling is textured with coving.

KITCHEN 10' 0" x 8' 0" (3.05m x 2.44m) The kitchen has a side aspect UPVC window, stainless steel sink with mixer tap, worktops with drawers and cupboards under, a range of eye level units, space and plumbing for washing machine, space for cooker, integrated fridge/freezer and rear aspect UPVC single door to the conservatory. Tiled flooring has been laid, the walls are fully tiled and the ceiling is smooth set.

CONSERVATORY 18' 0" x 6' 11" (5.49m x 2.11m) Constructed from UPVC framework, part brick walling, polycarbonate roof with light and power supply, side aspect single door and rear aspect French doors to the garden. Lino flooring has been laid.

LANDING With a side aspect UPVC window, access to the loft space via a hatch and doors to all bedrooms, shower room and airing cupboard. The ceiling is textured with coving.

BEDROOM ONE 13' 7" x 10' 2" (4.14m x 3.1m) max Bedroom one has a front aspect UPVC window and radiator. Wooden floor has been laid and the ceiling is smooth set.

BEDROOM TWO 12' 8" x 8' 10" (3.86m x 2.69m) Bedroom two has a rear aspect UPVC window, radiator and TV point. The ceiling is textured.

BEDROOM THREE 8' 10" x 7' 7" (2.69m x 2.31m) max Bedroom three has a front aspect UPVC window and radiator. Wooden floor has been laid and the ceiling is textured.











BATHROOM The bathroom has a rear aspect UPVC frosted window, towel rail radiator, toilet, wash hand basin and shower cubicle. Laminated flooring has been laid, the walls are fully tiled and the ceiling is smooth set with coving.

OUTSIDE REAR The rear garden is mainly laid to patio and shingle with borders consisting of shrubs and bushes, external light and all is enclosed by brick wall and fencing.

OUTSIDE FRONT The front garden has borders with shrubs and bushes and tarmac driveway providing ample off road parking.

GARAGE The property further benefits from a garage with up-and-over door.;

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