

163 Salisbury Road, Burton, Christchurch, BH23 7JS

Asking Price **£379,950**

 3

Bedrooms



Living



Bathroom + WC



Parking & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents



WELL-PRESENTED...DECEPTIVELY SPACIOUS...SEMI-DETACHED

THIS WELL-PRESENTED AND DECEPTIVELY SPACIOUS THREE-BEDROOM SEMI-DETACHED HOUSE IS CONVENIENTLY SITUATED WITHIN EASY REACH OF CHRISTCHURCH, LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS.

Burton is a highly sought-after village location, offering convenient access to Christchurch town centre, local shops, schools and coastal walks. The nearby A35 provides excellent road links, while Christchurch railway station offers direct routes to Bournemouth, Southampton and London.

The front door leads to a welcoming entrance hallway leading through to a generous living room, providing ample space for both relaxation and entertaining. To the rear of the property is a well-proportioned kitchen/diner, offering plenty of room for dining furniture and everyday family living. The kitchen features a range of attractive eye and base level units with a range of integrated appliances.

A ground floor WC adds to the practicality of the layout.

On the first floor, the property benefits from three bedrooms, including two well-sized doubles. The accommodation is completed by a family shower room which has been fully tiled.

From the first floor landing a loft hatch provides access to the generously sized loft space. Currently providing useful storage could also offer the possibility for further extension (Subject to the necessary permissions).

Outside the property benefits from front & rear gardens as well as two allocated parking spaces & a garage.

The rear garden offers a generous patio space, ideal for ease of maintenance and providing an ideal spot for alfresco dining or relaxing.

The front garden has an area of lawn along with a covered deck (terrace) with power & light. This could fit a range of uses from entertaining space to home office potential.

Tenure: Freehold
Council Tax Band: D



KEY POINTS

- POPULAR LOCATION
- COVERED TERRACE
- TWO PARKING SPACES
- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN & BATHROOM
- GARAGE



Approximate total area⁽¹⁾
806 ft²
75 m²

Balconies and terraces
186 ft²
17.3 m²

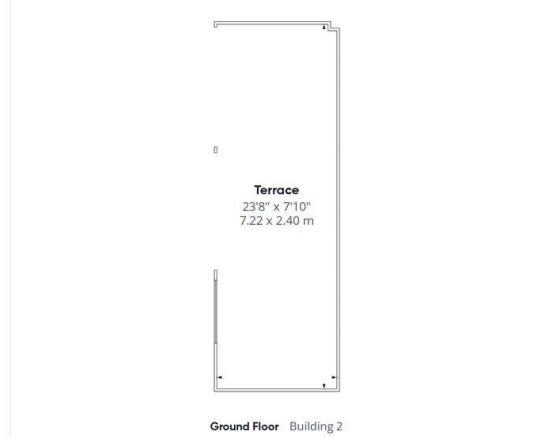
Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

