



## 60 Dale Valley Road, Oakdale BH15 3JB

Nicely situated close to local schools, amenities and excellent public transport lies this immaculate extended terraced family home. There is generous size accommodation on offer to include a 30ft approx. lounge/dining room, good size kitchen/breakfast room and three double bedrooms. To the front a driveway provides off road parking and there is a sunny southerly aspect rear garden with storage and power.

**EPC: 65 Council Tax Band: C Price: £329,950 Freehold**







## Key Features

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- EXTENDED TERRACED FAMILY HOME PRESENTED IN EXCELLENT CONDITION THROUGHOUT
- ENTRANCE HALLWAY
- 30ft APPROX. SOUTHERLY ASPECT LOUNGE/DINING ROOM WITH FRENCH DOORS
- KITCHEN/BREAKFAST ROOM
- THREE DOUBLE BEDROOMS
- SPACIOUS FOUR PIECE FAMILY BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING & SOUTH FACING GARDEN
- CLOSE TO LOCAL SCHOOLS & AMENITIES

## The Property

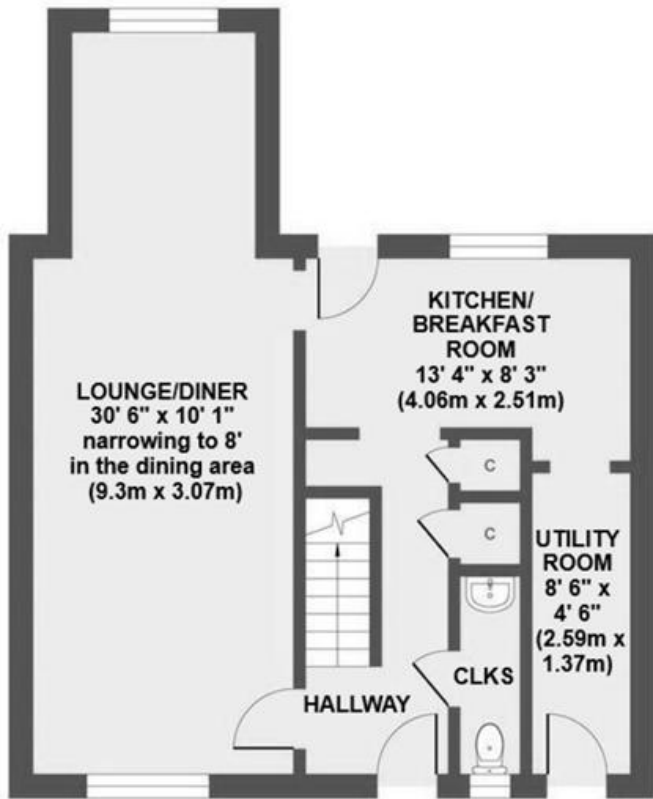
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A storm porch leads to UPVC door and this then leads into the entrance hallway with storage and a ground floor cloakroom. Feature doors then lead off to the impressive lounge/dining room offering an abundance of space with French doors leading out on to the garden. The kitchen/breakfast room overlooks the garden and can be accessed from the hallway as well and this has LED lighting in the kickboards, corner breakfast bar plus plenty of units with under pelmet lighting. There is then a doorway leading to the separate utility room which also provides an alternative entrance into the house. Upstairs there are three good size double bedrooms

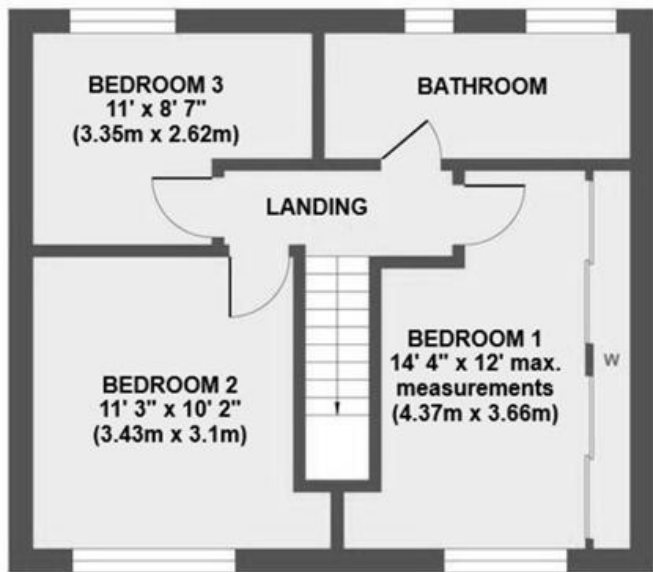
with the master benefiting from fitted wardrobes along one wall, and a spacious four-piece family bathroom with a separate shower cubicle completes the accommodation.

To the front there is a driveway providing off road parking and the rear garden enjoys a sunny south facing aspect with a decking area suitable for dining/garden furniture. Located to the far end are two timber constructed storage sheds one with power.

Local schools, amenities and excellent bus services are close to hand with the centre of town only a short drive away.



**GROUND FLOOR**



**FIRST FLOOR**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPCAU.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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