



Shales Road - £425,000

Stanford
Est 2005



39 Shales Road, Bitterne Village, Southampton, SO18 6NQ

Asking Price £425,000

Stanford Estate Agents are delighted to offer for sale this stunning three bedroom bay fronted detached family home, ideally situated in this highly sought after location. This fantastic property offers spacious accommodation including a 20ft family room, a 15ft bay fronted lounge, a modern fitted kitchen breakfast room, an upstairs family bathroom and a downstairs shower room. Benefits include a good size secluded rear garden and ample off street parking to the rear. This property would make a perfect family home and internal viewings are strongly recommended to avoid disappointment.

ENTRANCE PORCH:

Stairs to first floor landing, wood flooring, radiator, doors to other rooms.

LOUNGE: (15'0" x 14'2")

Double glazed bay fronted window, feature window to side aspect, double radiator, feature fireplace.

FAMILY ROOM: (20'8" x 14'2")

Double glazed doors to rear aspect, double radiator, log burner with brick surround, double glazed window to side aspect, ceiling down lighters.

KITCHEN/BREAKFAST ROOM: (18'2" x 13'10")

Range of modern eye and base level units with square edge worksurfaces, gas hob and oven with stainless steel extractor hood and lighting, space and plumbing for washing machine, dishwasher and integrated fridge freezer, stainless steel sink drainer, dual aspect double glazed windows, door to side aspect, breakfast bar, ceiling down lighters, double radiator.

STUDY: (10'3" x 7'0")

Dual aspect double glazed windows, double radiator

Shower Room-Modern suite comprising a walk in shower cubicle, low level WC, pedestal hand wash basin, heated towel rail, double glazed window to side aspect, tiled walls and flooring, ceiling down lighters.

FIRST FLOOR LANDING:

Stairs down to ground floor, radiator, doors to bedrooms and bathroom, double glazed window to side aspect.

BEDROOM 1: (15'0" x 12'6")

2 x Double glazed bay fronted window, double radiator, built in wardrobes.

BEDROOM 2: (14'2" x 10'8")

Double glazed window to rear aspect, double radiator, built in wardrobes.

BEDROOM 3: (10'8" x 9'7")

Double glazed window to side aspect, double radiator, built in wardrobe.

FAMILY BATHROOM:

Panel enclosed bath with shower over, pedestal hand wash basin, low level WC, tiled walls, heated towel rail, double glazed window to side aspect, ceiling downlighters.

GARDEN:

Good size secluded garden, large patio seating and entertaining area, mainly laid to lawn, panel fence surround, rear access gate, shed, side access gate, through to hard standing providing off street parking for several vehicles.

FRONT:

Shingled area with shrub borders, path leading to front door.

REAR:

Off Street Parking for several vehicles.

OTHER INFORMATION:

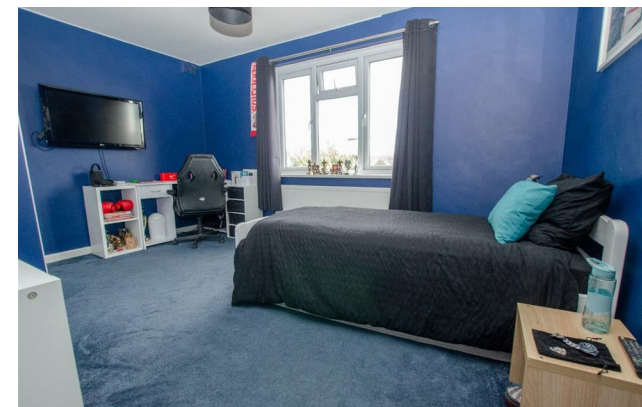
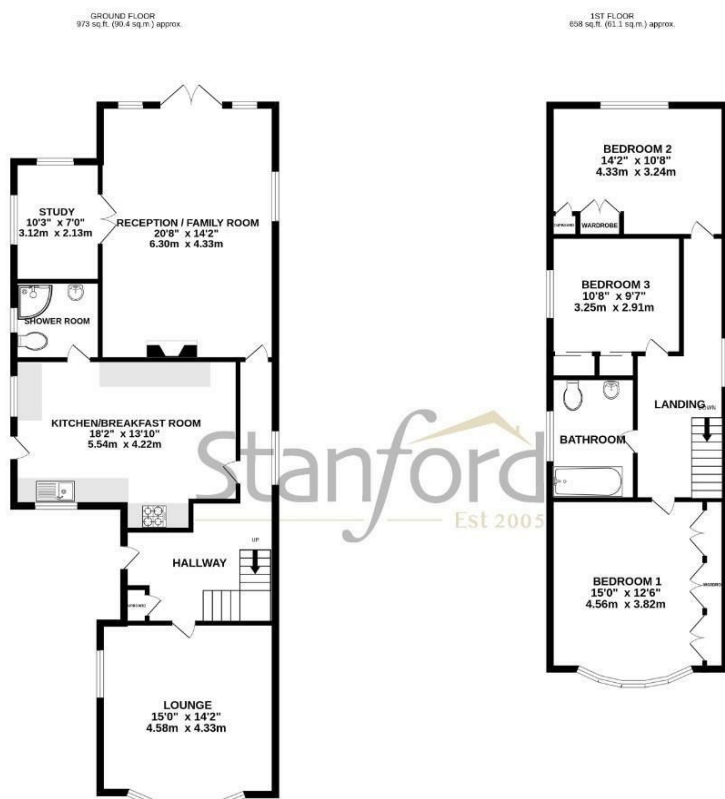
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band D

SELLERS POSITION: Looking To Purchase A Property Locally

INFANT/JUNIOR SCHOOL: Bitterne CE Primary School

SECONDARY SCHOOL: Bitterne Park School



Tel: 023 8202 9966
Email: bitterne@stanfordestateagents.co.uk
Address: 394Bitterne Road, Bitterne, SO18 5RS



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

