



# 52 Burke Drive, Southampton, SO19 6ER

Asking Price £265,000

Stanford Estate Agents are delighted to present this impressive and spacious three bedroom home. This fantastic property is immaculate throughout and boasts a dual aspect 20ft sitting room/diner, modern fitted kitchen, stunning four-piece bathroom suite and a sunny aspect rear garden. An internal viewing is highly recommended.

**Entrance Hall:**  
Smooth plaster ceiling to coving, double glazed window to front aspect, carpeted flooring.

**Sitting Room/Diner: (20'7" x 11'2")**  
Smooth plaster ceiling to coving, double glazed window to front aspect and double glazed French doors to rear aspect, radiator, carpeted flooring.

**Kitchen: (20'7" x 10'1")**  
Smooth plaster ceiling, range of modern fitted wall and base units, built in oven, gas hob and fridge/freezer, space and plumbing for a washing machine, wall mounted gas heating boiler, double glazed windows to front and rear aspect, door to rear garden, tiled flooring.

**Landing:**  
Smooth plaster ceiling to coving, carpeted flooring, access to fully boarded loft, bedrooms and family bathroom.

**Master Bedroom: (11'8" x 11'2")**  
Smooth plaster ceiling to coving, double glazed window to front aspect, radiator, carpeted flooring and built in wardrobe.

**Bedroom Two: (11'8" x 9'8")**  
Smooth plaster ceiling to coving, double glazed window to rear aspect, radiator, carpeted flooring.

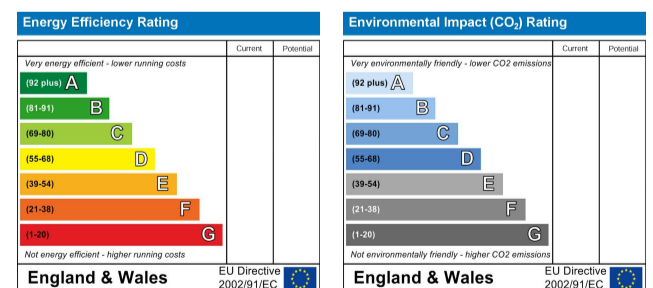
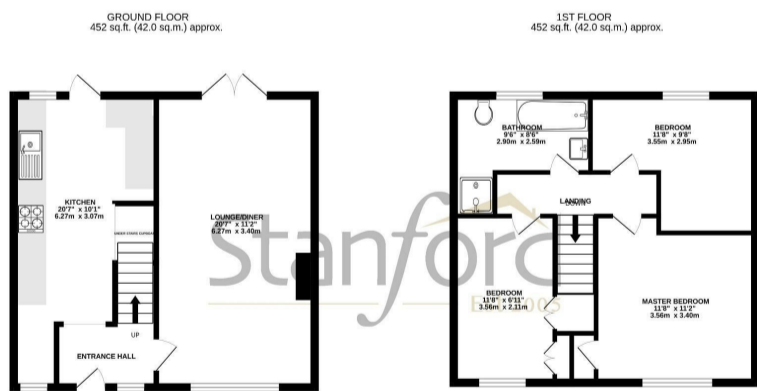
**Bedroom Three: (11'8" x 6'11")**  
Smooth plaster ceiling to coving, double glazed window to front aspect, radiator, carpeted flooring and built in wardrobe.

**Family Bathroom: (9'6" x 8'6") to max**  
Stunning and stylish four-piece suite comprising; walk-in shower cubicle, panel enclosed bath, low level WC with concealed cistern and vanity hand wash basin with cupboards below, smooth plaster ceiling, obscure double glazed window to rear aspect, tiled walls and flooring, heated towel radiator.

**Front garden:**  
Laid mainly to lawn with a footpath providing access to front door.

**Rear Garden:**  
Sunny aspect rear garden, laid to lawn with two paved patio eating areas, fence panel borders.

**Other Information:**  
Local Council: Southampton City Council  
Council Tax Band: A  
Sellers Position: No Forward Chain



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



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