



£160,000

32 NORTH ROAD, SHANKLIN, ISLE OF WIGHT, PO37 6DE

Hose  
Rhodes  
Dickson









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Conveniently located just moments from Shanklin Seafront and Town Centre offering a wealth of local shops, amenities and eateries is this charming family home.

The spacious accommodation comprises porch, entrance hall, large kitchen/ diner overlooking the garden, lounge plus laundry room.

Stairs lead to the first floor to large landing, master bedroom, second double bedroom, single bedroom plus bathroom with overhead shower.

The property benefits from gas fired central heating and double glazing throughout. All three bedrooms benefit from built in wardrobes.

The convenient location and generous amount of space on offer makes this an option for a growing family seeking to put their own stamp on a home.

**OUTSIDE** The property benefits from a delightful north westerly facing garden. Set over two levels, the garden is privatised with mature trees and shrubs.

On road parking is available after 6:00pm Monday to Saturday and all day Sunday. Alternatively a permit can be obtained by the IW Council for the Atherley Road long stay carpark.

**PORCH**

2' 11" x 2' 09" (0.89m x 0.84m)

**ENTRANCE HALL**

**KITCHEN/ DINER**

15' 05" x 14' 02" (4.7m x 4.32m)

**LOUNGE**

14' 04" x 12' 04" (4.37m x 3.76m)

**LAUNDRY ROOM**

6' 06" x 5' 09" (1.98m x 1.75m)

**BEDROOM 1**

14' 03" x 10' 06" (4.34m x 3.2m)

**BEDROOM 2**

12' 11" x 8' 05" (3.94m x 2.57m)

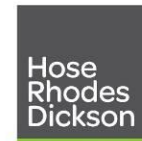
**BEDROOM 3**

10' 00" x 7' 00" (3.05m x 2.13m)

**BATHROOM**

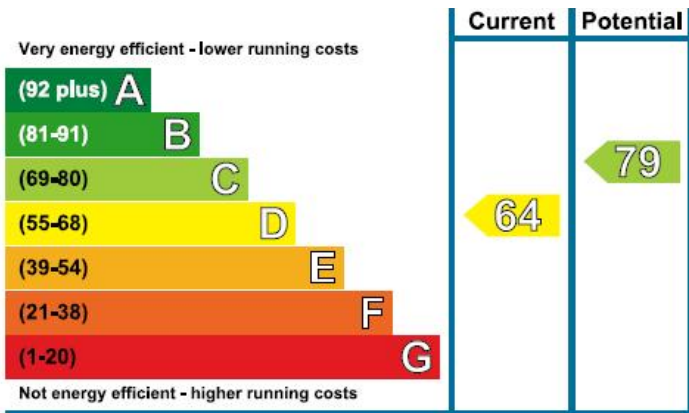
10' 03" x 4' 11" (3.12m x 1.5m)

**COUNCIL TAX BAND: B**



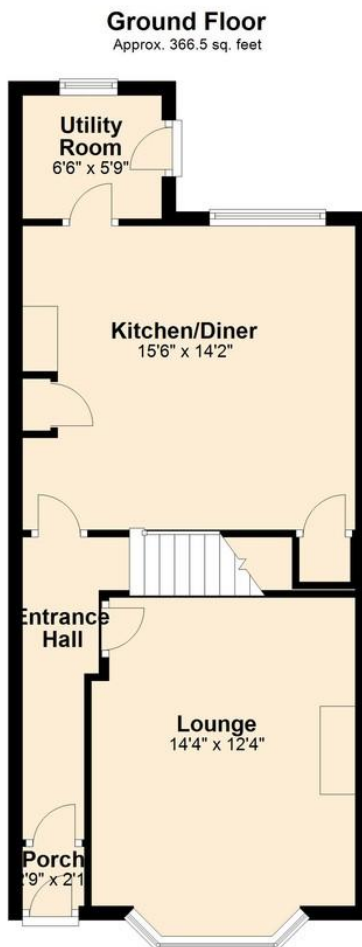
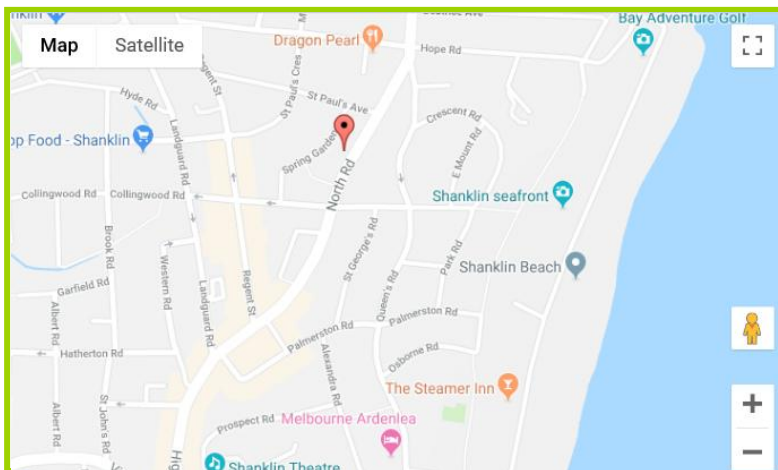
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 866000



## Where to find the property

32 North Road, Shanklin, Isle of Wight, PO37 6DE



Total area: approx. 828.8 sq. feet

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

## Call our Shanklin office to arrange a viewing

01983 866000 or email [shanklin@hrdiw.co.uk](mailto:shanklin@hrdiw.co.uk)

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000

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