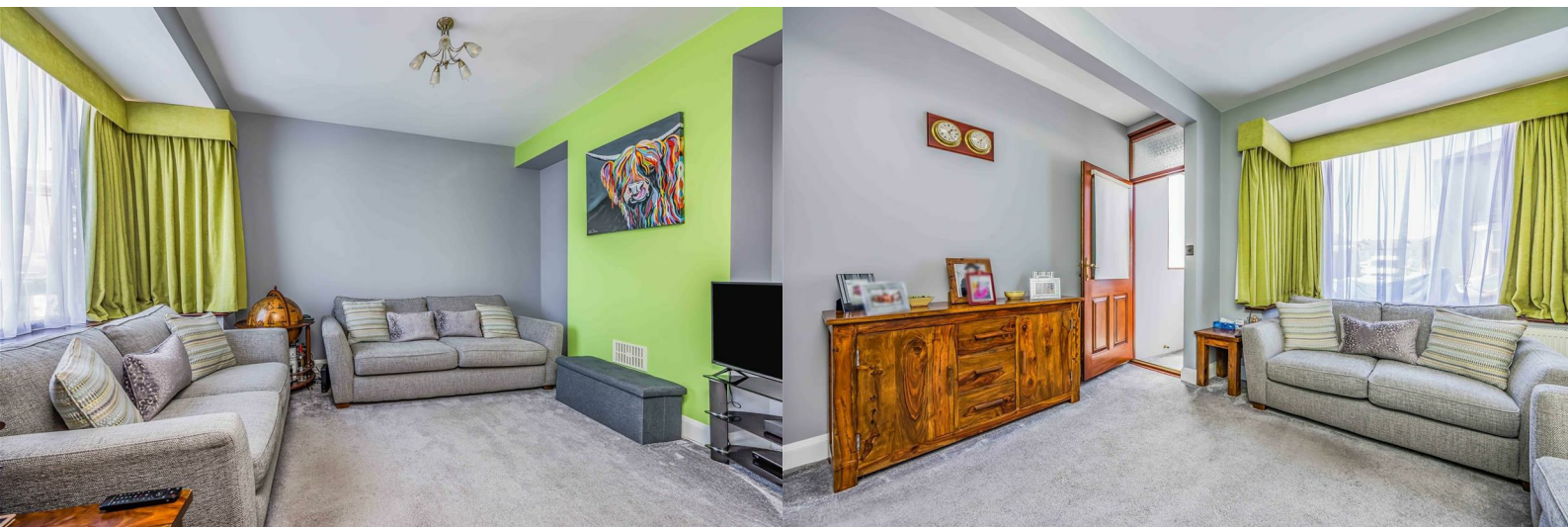




## 52 Whitworth Road

, Portsmouth, PO2 7RU

£225,000





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## Welcome to Whitworth Road...

Situated in the ever-popular residential neighbourhood of Copnor, this charming two/three-bedroom terraced house on Whitworth Road combines traditional character with spacious, flexible living. Whether you're a first-time buyer, a growing family, or simply searching for a well-located property with potential, this home offers an inviting and versatile space just waiting for its next chapter.

Upon entering the home, you're immediately welcomed by a warm and comfortable lounge. A large bay window at the front of the room bathes the space in natural light, creating a cosy and inviting setting for relaxing in the evenings or entertaining friends and family. The layout allows for a generous seating arrangement, perfect for movie nights or curling up with a book.

Beyond the lounge, you'll find a separate dining room, equally well-proportioned and full of charm. This room is ideal for hosting dinner parties or enjoying everyday meals with loved ones. The space easily accommodates a full dining set and offers a pleasing view through to the kitchen, giving the room a sociable and connected feel. It's an ideal setting for family gatherings or entertaining guests, making mealtimes something to look forward to.

At the rear of the property, the kitchen has been thoughtfully extended, providing a spacious and functional area that caters to a wide range of lifestyles. With a generous array of fitted wall and base units, there's ample storage and workspace, alongside room for all essential appliances. The layout offers plenty of potential to create a more modern kitchen-diner,

should you wish to add your own personal style. Whether you enjoy cooking, entertaining, or simply want an open-plan space for the family to gather, this kitchen has all the ingredients for something special.

Upstairs, the home continues to impress with its well-balanced accommodation. The main bedroom at the front of the property is a large double, offering plenty of space for wardrobes, bedside tables, and additional furniture. Light and airy, it provides a peaceful retreat at the end of the day. The second bedroom is also a generous double, ideal for children, guests, or a second adult occupant.

What truly sets this home apart is the additional room directly accessed from the second bedroom. This flexible space lends itself to a wide range of uses – it could be a third bedroom, a nursery, a dedicated home office, a dressing room, or a study. Whether you're working from home or simply need some extra room, this bonus space adds significant value and versatility.

Also located on the first floor is the family shower room, which has been designed with practicality in mind. Featuring a walk-in shower, hand basin, and WC, this well-appointed room provides easy access for all upstairs bedrooms and is finished in a clean, neutral style.

Externally, the rear garden presents a fantastic opportunity for those with green fingers or creative vision. Currently a blank canvas, it's ready to be transformed into a private outdoor haven. Whether you dream of a low-maintenance patio, a lawn for the kids to play on, or a combination of seating, greenery, and borders, the space is there to make it your own.

It's the perfect spot for summer barbecues, gardening projects, or simply relaxing in the sun.

The property benefits from gas central heating and double glazing throughout. While the current wooden-framed windows may benefit from upgrading to modern UPVC, the home is generally well-maintained and offers a comfortable and energy-efficient living environment. With mostly neutral décor, the interior provides a blank canvas, making it easy to add your own style and personality over time.

Whitworth Road enjoys a convenient and desirable position within Copnor, a well-established area favoured by families, professionals, and first-time buyers alike. The neighbourhood is known for its strong community feel, good local schools, and excellent access to local amenities. Shops, cafes, and services are all within easy reach, and the nearby North End area offers even more choice. For commuters, the property offers quick access to mainline train stations and the M27 motorway, making travel to nearby cities and beyond a breeze.

Portsmouth's historic waterfront, Southsea seafront, and a variety of cultural attractions are just a short

drive away, providing plenty of leisure opportunities on weekends and holidays. Whether it's a stroll along the beach, a visit to the Historic Dockyard, or a day out in Gunwharf Quays, you're never far from everything this vibrant city has to offer.

In summary, this two/three-bedroom terraced home on Whitworth Road offers a wonderful blend of charm, space, and potential. The extended kitchen and versatile upstairs layout give the home real flexibility, while the garden and location add to its appeal. With a little vision and personalisation, this property could be transformed into a truly special home.

Early viewings are strongly recommended to appreciate everything this delightful home has to offer – don't miss the opportunity to make it yours.





Road Map



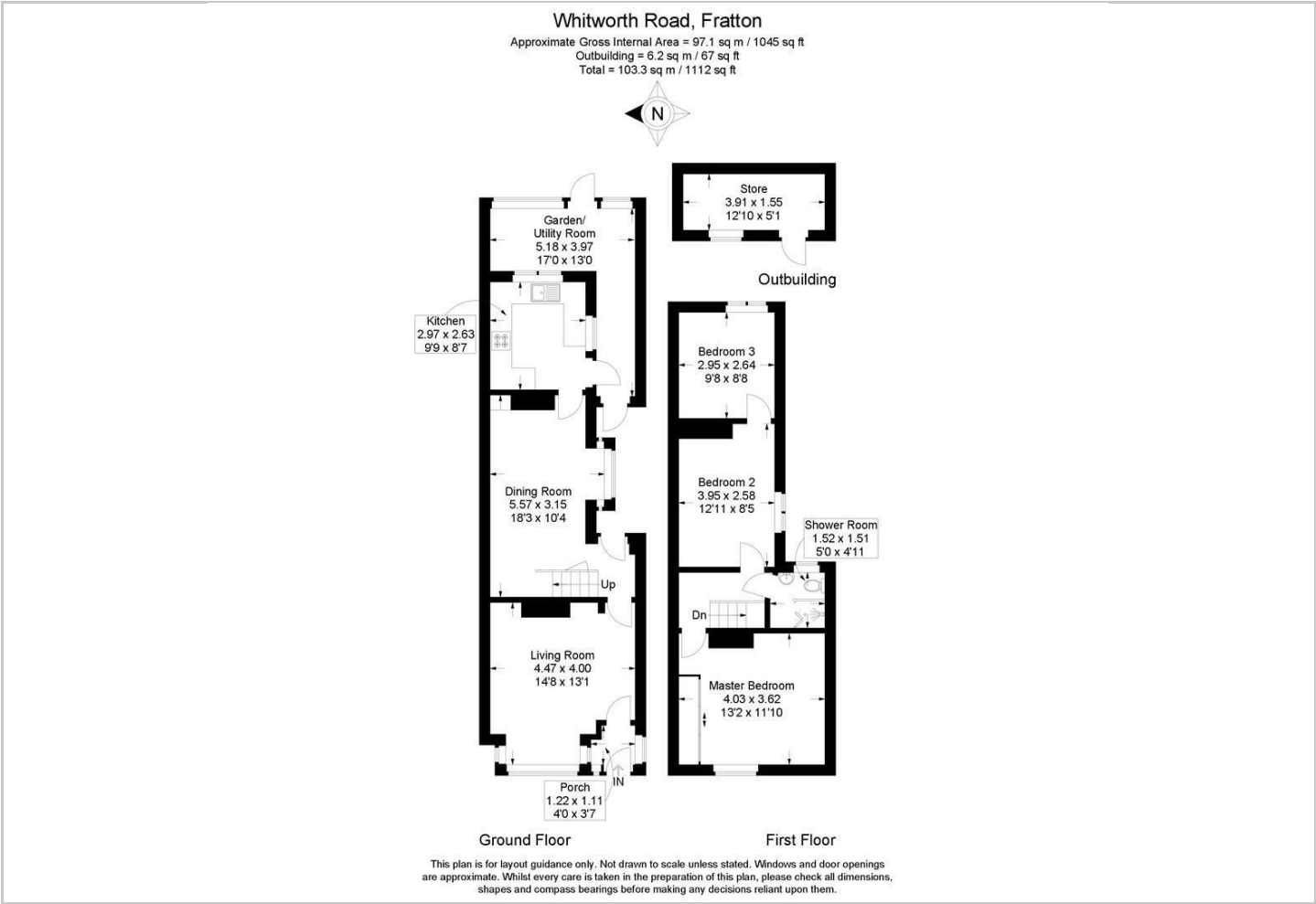
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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