



- **Energy Rating - C**
- **Garden Room**
- **Make-Up Room**
- **Kitchen/Diner**
- **UPVC Double Glazing**

- **Three Bedroom Semi-Detached Home**
- **Driveway & Garage**
- **Gas Central Heating**
- **Built In Oven & Hob**
- **Sought After Location**

Nestled within the highly sought-after Allerton Crescent in Whitchurch, this property epitomizes comfortable family living with its convenient location and spacious design.

Boasting a prime position, residents benefit from easy access to a wealth of amenities including the vibrant Hengrove Leisure Park, South Bristol Skills Academy, and the South Bristol Community Hospital. Entertainment options and an array of restaurants nearby, while essential services like schools and supermarkets, including the convenience of Asda Supermarket, cater to everyday needs. Commuters will appreciate the seamless connectivity offered by the proximity to the A4174, providing swift access to Bristol Airport, and the Metro Link to the City Centre.

The residence itself is tailored for modern family life, offering generous proportions and versatile spaces. The ground floor encompasses a generously sized sitting room ideal for relaxation and entertaining, complemented by a well-appointed kitchen that has been thoughtfully extended to include a dining area. French doors seamlessly connect this space to the rear garden, where an additional living area awaits, perfect for use as a home office or an inviting party room. This area also provides access to the garage, presenting the opportunity for effortless conversion into additional living space if desired.

Upstairs, three bedrooms await, with bedroom one benefiting from built-in wardrobes and a make-up room, enhancing functionality and organization. Further enhancing the appeal of this home are practical features such as off-street parking to the front, convenient side access to the rear garden, a garage, a storage shed, Upvc double glazing and the comfort of gas central heating.

Don't miss the opportunity to experience the charm and convenience of this property first-hand. Contact us today to arrange your viewing and secure your place in this desirable neighbourhood.

Lounge 16'1" into recess x 11'0" (4.92 into recess x 3.37)

Kitchen Area 10'11" x 9'11" (3.33 x 3.03)

Dining Area 10'11" x 8'6" (3.35 x 2.61)

Garden Room 15'10" x 14'3" (4.84 x 4.35)

Bathroom 7'9" x 5'7" (2.37 x 1.71)

Bedroom One 14'8" into recess & onto wardrobe x 11'2" (4.49 into recess & onto wardrobe x 3.41)

Make-Up Room 6'1" x 2'6" (1.86 x 0.77)

Bedroom Two 8'2" x 8'0" (2.50 x 2.46)

Bedroom Three 11'11" x 7'5" (3.64 x 2.27)

Tenure Status - Freehold

Council Tax - Band C









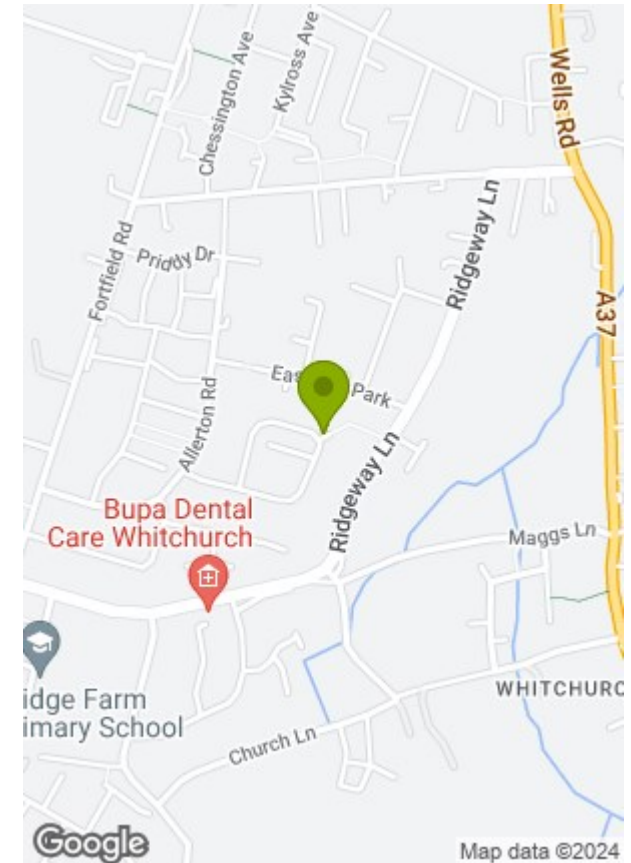








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
		69
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

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