



Mackie Grove, Filton Bristol BS34 7NF

welcome to

Mackie Grove, Filton Bristol

This super three bedroom semi-detached property in a desirable location offers substantial proportions, 115ft (appx) garden and garage with lane access to the rear. The property will suit residential buyers and investors alike. It is being offered with NO CHAIN.

Mackie Grove Entrance Pre-Hall

3' 6" max x 1' 5" max (1.07m max x 0.43m max)
Door to front.

Hallway

15' 9" max x 5' 5" max (4.80m max x 1.65m max)
Door to front, carpeted flooring, radiator, double glazed obscured window to side, carpeted stairs leading to first floor.

W.C

Double glazed obscured window to side, low level WC, radiator.

Lounge

13' 4" max x 11' 7" max (4.06m max x 3.53m max)
Double glazed window to front, feature fireplace, radiator, TV point, carpeted flooring.

Dining Room

13' 7" max x 10' 3" max (4.14m max x 3.12m max)
Double glazed patio door to rear, radiator, carpeted flooring.

Kitchen

9' 6" max x 6' 8" max (2.90m max x 2.03m max)
Double glazed window to side, a range of wall and base units with work surfaces over, stainless steel sink drainer with mixer tap over, space for cook, space and plumbing for washing machine, understairs storage with window to side, double glazed door to side, space for fridge/freezer.

Stairs Leading Upwards Landing

8' 9" max x 6' 9" max (2.67m max x 2.06m max)
Double glazed obscured window to side, carpeted

flooring, loft access.

Bedroom One

13' 1" max x 10' 5" max (3.99m max x 3.17m max)
Double glazed window to rear, carpeted flooring, radiator.

Bedroom Two

13' 3" max x 10' 5" max (4.04m max x 3.17m max)
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three

9' 3" max x 6' 9" max (2.82m max x 2.06m max)
Double glazed window to front, carpeted flooring, radiator.

Bathroom

8' 2" max x 6' 8" max (2.49m max x 2.03m max)
Double glazed obscured window to rear, enclosed shower cubicle with part tiled walls, low level WC, pedestal hand wash basin, radiator, carpeted flooring.

Exterior Front Garden

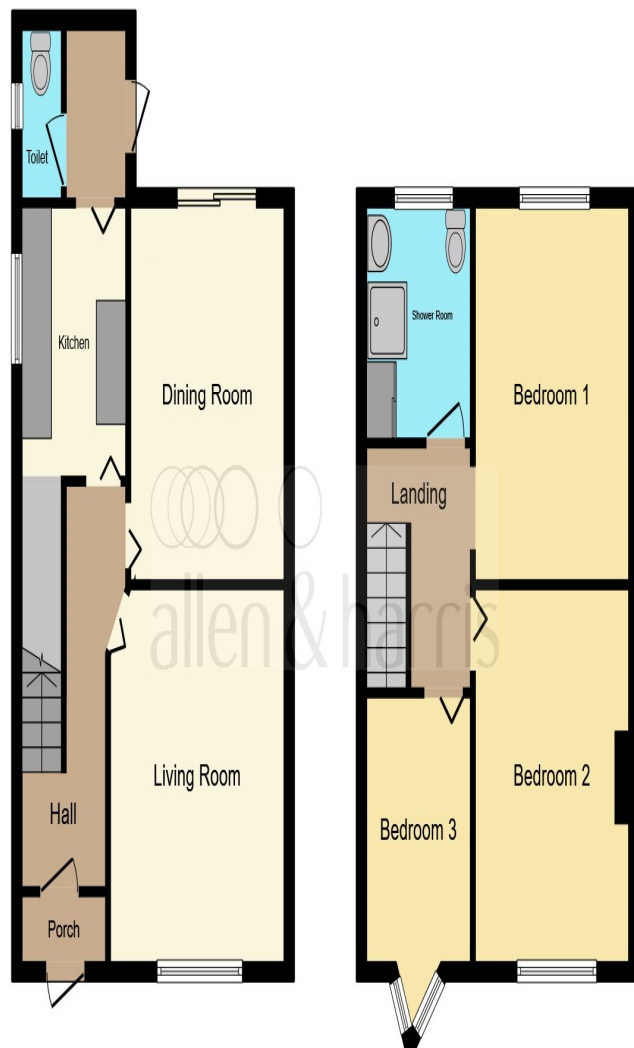
Enclosed by boundary walls, steps down to the property, grass laid to lawn, a number of bushes and shrubs.

Rear Garden

Enclosed by boundary fences, small paved patio which leads to grass laid to lawn, rear access which leads to the detached garage.

Garage

Up and over door, detached at the rear of the garden.



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to Mackie Grove, Filton Bristol

- Spacious Three Bedroom Semi-Detached Home in a Sought After Location
- Residential and Investment Opportunity - Huge Potential
- Well Proportioned Rooms Throughout - Two Receptions - Garage to Rear
- Very Impressive Garden. Circa 115ft x 23ft / Spacious Landing & Entrance Hall
- Direct Garden Access from the Dining Room and Kitchen

Tenure: Freehold EPC Rating: Awaited



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Property Ref:
STG109536 - 0002

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