

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer or contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit!**

**Don't forget to register and stay ahead of the crowd.**

[www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)

**See all of our amazing properties and get lots of help at!**

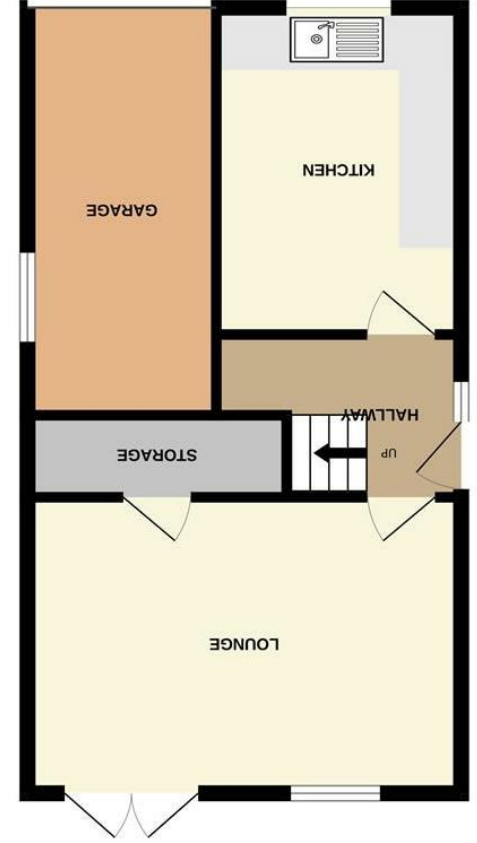
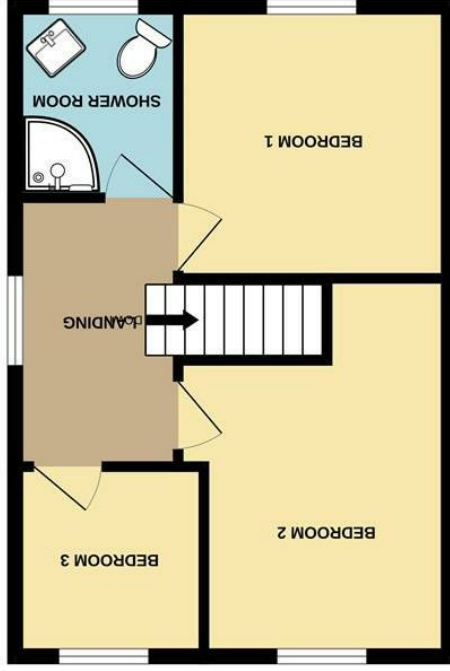
28 Ellacombe Road, Bristol, BS30 9BA

[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

**T: 0117 9328165**

**Get in touch to arrange a viewing!**

**Like what you see?**



TOTAL FLOOR AREA: 847 sq. ft. (78.7 sq.m.) approx. Made with Mytork 5/2024



**26 Birkdale, Warmley, Bristol, BS30 8GH**

**Asking Price £375,000**





Council Tax Band: C | Property Tenure: Freehold

**NO ONWARD CHAIN!! DETACHED HOME!! THREE BEDROOMS!! GARAGE & DRIVEWAY!! CUL-DE-SAC LOCATION!!** Make sure this three-bedroom detached home is top of your viewing list! Located at the end of this popular cul-de-sac in Birkdale and close to local amenities, A4174 ring road connections, Bristol & Bath cycle tracks and schools, this home really needs to be viewed to appreciate all that is on offer. The accommodation comprises; entrance hallway, kitchen, and lounge/diner on the ground floor. To the first floor you will find three bedrooms and the shower room. Externally the property boasts driveway parking for 3/4 cars, single garage, front and rear gardens. Contact Blue Sky on 0117 932 8165 to setup your viewing today!



**Entrance Hallway**

6'03" narrows to 3'04" x 9'04" narrows to 3'08" (1.91m narrows to 1.02m x 2.84m narrows to 1.12m)  
Obscured uPVC double glazed door into property, obscured double glazed window to side, stairs leading to first floor, storage shelves under stairs, space for washing machine, ceiling spotlights, tiled flooring, fuse box

**Lounge**

10'11" x 16'08" (3.33m x 5.08m)  
Double glazed patio doors and window to rear, storage cupboard under stairs, three wall mounted radiators, ceiling spotlights.

**Kitchen**

12'10" x 8'08" (3.91m x 2.64m)  
Double glazed window to front, the kitchen consists of sink with mixer taps and drainer, built in under cabinet fridge & freezer, two integrated induction hobs (not in working order), space available for cooker, matching wall and base units with worktops, Vaillant gas combi boiler, tiled flooring, wall mounted radiator, ceiling spotlights, tiled splashbacks

**Landing**

9'01" x 5'10" (2.77m x 1.78m)  
Stairs leading to ground floor, double glazed window to side, loft access (no ladder, partially boarded and insulated), wall mounted radiator, ceiling light

**Bedroom 1**

10'01" x 10'06" (3.07m x 3.20m)  
Double glazed window to front, wall mounted radiator, ceiling light

**Bedroom 2**

13'10" narrows to 10'10" x 8'07" narrows to 3'04" (4.22m narrows to 3.30m x 2.62m narrows to 1.02m)  
Double glazed window to rear, wall mounted radiator, ceiling light

**Bedroom 3**

7'07" x 7'09" (2.31m x 2.36m)  
Double glazed window to rear, wall mounted radiator, ceiling light

**Shower Room**

7'00" x 5'10" (2.13m x 1.78m)  
Obscured double glazed window to front, walk in shower cubicle, wash hand basin, WC, chrome heated towel rail, ceiling light, wall mounted mirror and shelves

**Front Garden**

Pathway leading to front door, gated access on both sides of the property to the rear garden, laid to lawn with trees, canopy over front door, outside lighting

**Rear Garden**

Mostly laid to lawn with patio and slate areas, shed, sleepers enclosing raised soil area, gated access on both sides to the front, fence and walls enclosing

**Garage**

17'02" x 7'09" (5.23m x 2.36m)  
Up and over door, obscured glass window to side, water tap, workbench, shelving, ceiling light and power

**Driveway**

Driveway with parking for 3/4 cars.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 69                      | 83        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

