



63 MANCROFT AVENUE,
LAWRENCE WESTON, BS11 0HX

**GOODMAN
& LILLEY**



A FANTASTIC OPPORTUNITY TO PURCHASE THIS SEMI DETACHED HOME ON THE POPULAR MANCROFT AVENUE IN LAWRENCE WESTON .THE ROAD TAKES ITS NAME FROM A FIELD NAME MEANING PLOT OR PADDOCK, THE WHOLE OF LAWRENCE WESTON WAS PREVIOUSLY FARMLAND UNTIL THE CONSTRUCTION OF THE ESTATE IN THE 1950'S. THE PROPERTY HAS BEEN IN THE SAME FAMILY FOR MANY YEARS AND HAS BEEN LOVINGLY CARED FOR BUT IS NOW IN NEED OF SOME MINOR UPDATING.

Entrance Hall

Entrance via uPVC door into hallway, stairs rising to first floor.

Lounge

Window to front aspect, electric fire with mantle over, double doors leading into the dining room.

Dining Room

Window to rear aspect, door leading into kitchen

Kitchen

Window to rear aspect, fitted with a range of wall and base units, stainless steel one and a half bowl sink with mixer tap over, door to side

Landing

Window to side aspect, access to loft space

Bedroom 1

Window to front aspect, fireplace, cupboard

Bedroom 2

Window to rear aspect, Storage cupboard

Bedroom 3

Window to front aspect

WC

Window to side aspect, low level wc

Shower Room

Window to side, Airing cupboard housing Combi-Boiler, shower enclosure, pedestal sink

Gardens

There are gardens to the front and rear. The rear is mainly laid to lawn with 3 storage sheds and are enclosed by fence panelling.

Parking

There is parking to the front of the property.

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- Three Bedroom Semi-Detached House
 - No Onward Chain
 - Laing easi-Form
 - Close to all Local Bus Routes
 - Opposite Kingsweston Estate
 - Two Reception Rooms
 - Some Modernisation Needed
 - Parking and Gardens
 - Great Schools Nearby
 - Double Glazing and Gas Heating

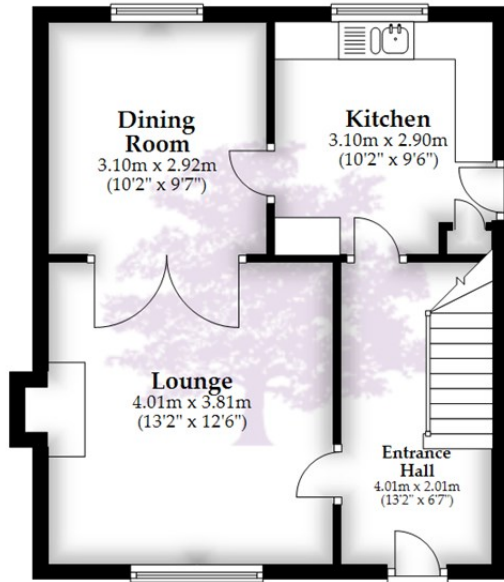


OFFERS IN EXCESS OF £250,000



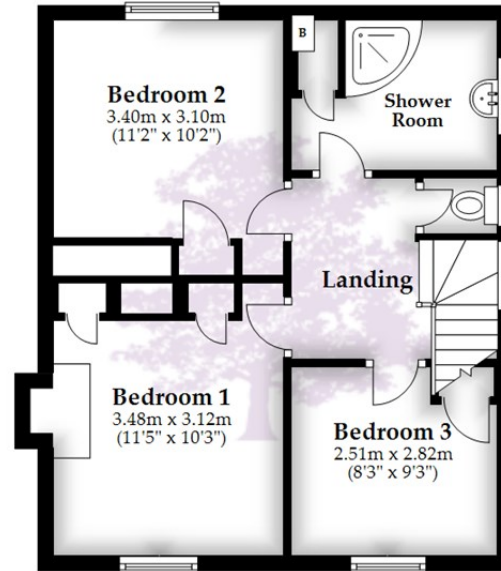
Ground Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 84.8 sq. metres (912.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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