



36 BARROW HILL ROAD,  
SHIREHAMPTON, BS11 9QY

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**GOODMAN  
& LILLEY**



### Entrance Hall

uPVC double glazed front door, space for coats & shoes, stairs to first floor, radiator, electric fuse board, uPVC double glazed window to side aspect

### Lounge/Diner

Two uPVC double glazed windows to front aspect, electric fireplace, laminate wood flooring, radiator

### Kitchen

uPVC double glazed window to rear aspect, a mixture of eye level and low level storage cupboards with roll top work surfaces, breakfast bar, electric hob and oven with tiled splash back, ceramic 1 & half sink with pull out flexible tap over, space for washing machine, tiled flooring, door to under stairs storage housing fridge/freezer and space for tumble dryer, door to rear porch.

### WC

uPVC double glazed window to rear aspect, low level toilet with hand wash basin over and tiled splash back, heated towel rail

### Bedroom 1

uPVC double glazed window to front aspect, radiator

### Bedroom 2

uPVC double glazed window to rear aspect, radiator

### Bedroom 3

uPVC double glazed window to front aspect, radiator, storage cupboard housing combi boiler,

### Shower Room

uPVC double glazed window to rear aspect, walk in shower with mixer bar and shower head over, low level toilet, hand wash basin with wall mounted mirrored storage, heated towel rail.

### Gardens

To the front of the property there is gated off street parking and a lawned area with boarding hedges offering privacy, the side aspect has recently fitted fencing, gated access to the rear garden and a raised flower bed, the rear 56ft garden is South/East facing, a real sun trap. Patio areas at the top and bottom of the garden offer space to socialise with friends and family, 2 storage sheds will also be included.

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- No onward chain
  - Gated off street parking
  - Downstairs W/C
  - Village location
  - 56ft Southerly facing garden
  - Semi Detached
  - 3 Bedrooms
  - Close to the Daisy Fields.



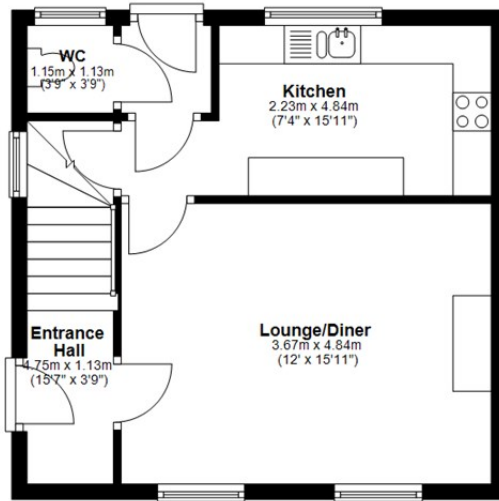
£315,000





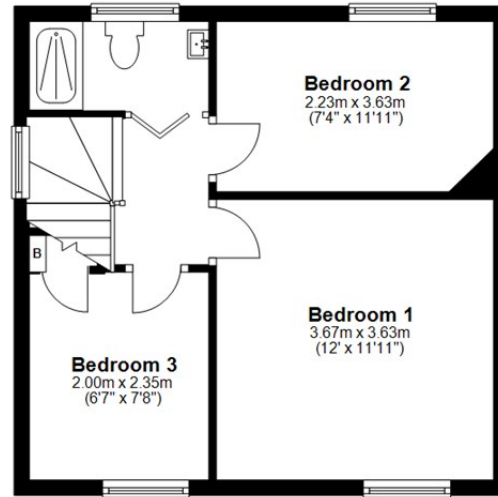
### Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



### First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 72.9 sq. metres (784.6 sq. feet)

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