



526 PORTWAY,  
SHIREHAMPTON, BS11 9QQ

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GOODMAN  
& LILLEY



A RARE OPPORTUNITY TO PURCHASE THIS SIZEABLE AND EXTENDED FAMILY HOME. THIS SEMI DETACHED HOME IS SITUATED ON THE PORTWAY WHICH MEANS 'A WAY TO THE PORT'.

### Porch

Entrance via great size porch with door leading to hallway with gable window above door, windows to front aspect.

### Entrance Hall

Via double glazed door leading into hallway, radiator, stairs rising to first floor, feature window to front aspect, Doors leading to garage, WC and kitchen

### WC

Low level wc, wash hand basin.

### Lounge

uPVC double glazed bay window to front aspect, radiator, feature fireplace, opening into dining room.

### Reception 2

uPVC double glazed sliding patio doors leading into the rear garden, opening into kitchen/breakfast room.

### Kitchen/Breakfast Room

uPVC double glazed window to rear and side aspect, door to side, fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over. Ceramic electric hob with stainless steel hood over, electric cooker.

### Landing

Window to side aspect, access to loft space, doors to all rooms.

### Bedroom 1

Bay window to front aspect, radiator

### Bedroom 2

Two windows to rear aspect, radiator

### Shower Room

Window to front aspect, shower cubicle, low level wc, hand wash basin in unit, heated chrome towel rail.

### Bedroom 3

Window to rear aspect, radiator

### Garden Office

uPVC double glazed window to front aspect, uPVC double glazed patio doors leading into garden, power and lighting, stainless steel sink unit, low level wc.

### Gardens

The gardens to the rear are raised and one side is laid to lawn and shingle to the other side with a patio area at the bottom, At the top is a lovely decking area where the garden office is and you can catch the sunshine all day.

### Garage/Workshop

The garage is accessed via double doors to the front and a courtesy door through the hallway. There is power and lighting and another door leading into the rear garden. The Combi-Boiler is on the right. There is parking to the front too.

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- Three bedroom Semi-Detached House
  - Two Reception Rooms
  - Garage and Parking
  - Close to all Amenities
  - Extended to the Rear
  - Downstairs WC
  - Great Location
  - Garden Office



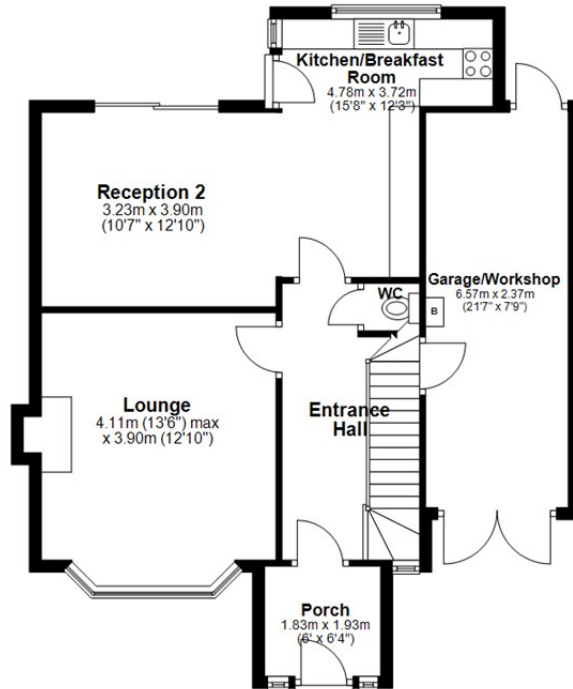
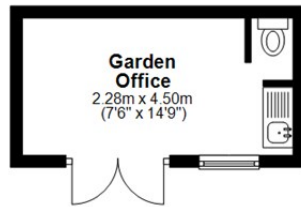
£375,000





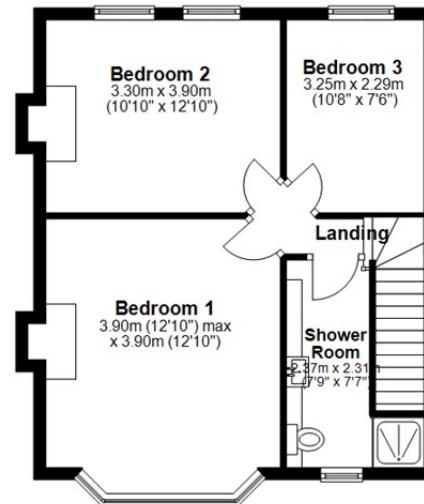
### Ground Floor

Approx. 82.8 sq. metres (891.3 sq. feet)



### First Floor

Approx. 47.3 sq. metres (509.4 sq. feet)



Total area: approx. 130.1 sq. metres (1400.6 sq. feet)

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