



45 BARROW HILL ROAD,
SHIREHAMPTON, BS11 9QY

GOODMAN
& LILLEY



NESTLED IN THE CHARMING BARROW HILL ROAD OF SHIREHAMPTON, THIS SEMI-DETACHED HOUSE IS A TRUE GEM WAITING TO BE DISCOVERED. BOASTING TWO SPACIOUS RECEPTION ROOMS, THREE COSY BEDROOMS, AND A MODERN KITCHEN AND BATHROOM, THIS PROPERTY OFFERS AMPLE SPACE FOR COMFORTABLE LIVING.

Entrance Hall

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

Utility Room/WC

uPVC double glazed window to side aspect, low level wc, work tops with washing machine and tumble dryer under, stainless steel sink with mixer tap over.

Lounge

uPVC double glazed window to front aspect, radiator.

Sitting Room

uPVC double glazed window to rear aspect, uPVC double glazed patio doors leading to rear garden.

Kitchen

Two uPVC double glazed windows to rear aspect. Fitted with a range of wall and base units with roll top work surfaces. Ceramic hob with electric oven and stainless steel hood over. Stainless steel sink with mixer tap over. Fridge Freezer, understairs storage cupboard.

First Floor Landing

uPVC double glazed window to rear aspect, acces to loft space, cupboard housing Combi-Boiler, doors leading to all bedrooms and bathroom.

Bedroom 1

uPVC double glazed window to rear aspect, radiator, door leading into bathroom

Bathroom

uPVC double glazed window to front aspect, panel bath with shower over, low level wc, pedestal sink, heated towel rail.

Bedroom 2

uPVC double glazed window to front aspect, radiator

Bedroom 3

uPVC double glazed window to rear aspect, radiator.

Gardens

There are fully enclosed gardens to the rear with a large decking area with steps down to a good size lawn, there is also side access via a wrought iron gate.

Parking

There is parking to the front for 2 vehicles.

- No Onward Chain
- Utility Room and Two WCs
- Close to all amenities and Local Schools
- Private Rear Garden
- Close to Park and Ride

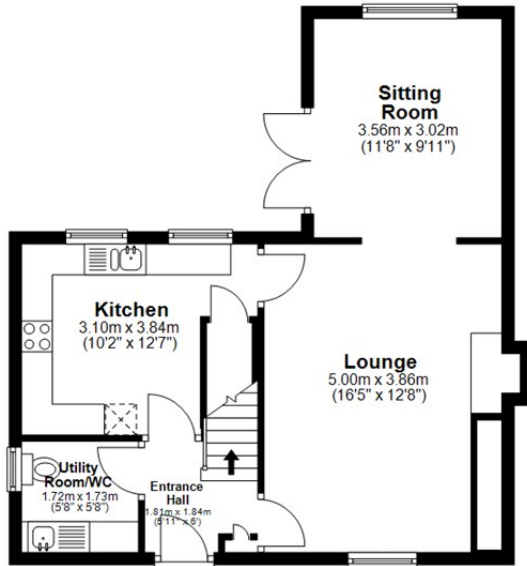
- Refurbished Throughout
- New Kitchen and Bathroom, appliances included
- 2 Large Reception Rooms
- Parking to the Front
- Close to all Transport Links.



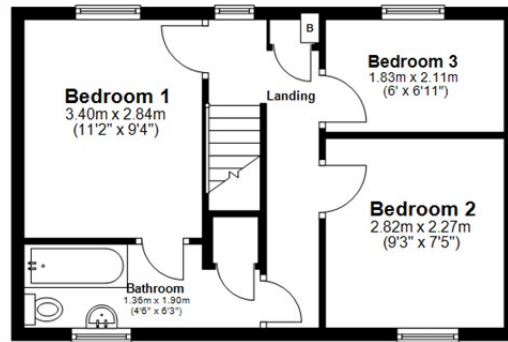
OFFERS IN EXCESS OF £330,000



Ground Floor
Approx. 49.7 sq. metres (535.4 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 84.6 sq. metres (910.8 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopa.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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