



47 Montague Road, Bristol, BS31 3LL Offers In The Region Of £400,000

Positioned in the sought-after Montague Road, Salford, Bristol, this charming THREE BEDROOM SEMI DETACHED PROPERTY is a true find. With 2 reception rooms and 1 bathroom, this house offers ample space for a growing family to thrive. Although slight modernisation is needed, the potential of this property is simply waiting to be unlocked. Perfectly positioned in the Wellsway school catchment area, this home is ideal for families seeking a reputable educational environment for their children. The convenience of having shops, amenities, and Salford Primary school within easy reach ensures that daily life flows seamlessly.

Inside, the house boasts gas fired central heating and uPVC double glazing, providing both comfort and efficiency. Step outside to discover an enclosed rear garden, offering a private oasis for outdoor relaxation. Additionally, a single garage and driveway provide parking space for two vehicles, making coming home a stress-free experience.

This property truly embodies the essence of a perfect family home, blending practicality with comfort in a highly desirable location. Don't miss the opportunity to make this gem your own and create lasting memories in this wonderful abode.

Entrance via uPVC double glazed front door with leaded obscured side panel giving access into

Hallway

13'2" x 6'0" (4.03 x 1.84)



Single radiator, understairs storage cupboard, stairs rising to first floor landing, doors to

Kitchen

13'3" x 7'4" (4.06 x 2.24)



uPVC leaded double glazed windows to both side and rear aspects, uPVC leaded double glazed door to patio and rear garden, a range of wall and floor units with worksurface over, single stainless steel sink drainer unit with mixer tap, space for freestanding cooker, space and plumbing for washing machine, space for freestanding fridge/freezer, wall mounted gas boiler, wood effect flooring.

Sitting Room

13'3" x 10'7" (4.06 x 3.24)



uPVC leaded double glazed window to front aspect, double radiator, opening to

Dining Room

13'3" x 9'3" (4.06 x 2.84)



Double glazed sliding patio doors to rear garden, single radiator.

First Floor Landing



Window to side aspect, access to loft space, doors to

Master Bedroom

12'11" x 10'2" (3.96 x 3.11)



uPVC leaded double glazed window to front aspect, single radiator, airing cupboard housing hot water tank with wooden shelving for linen.

Bedroom Two

11'3" x 10'7" (3.45 x 3.23)



uPVC double glazed window to rear aspect, single radiator, space for freestanding wardrobes.

Bedroom Three/Study



uPVC leaded double glazed window to front aspect, single radiator.

Family Bathroom

6'1" x 5'11" (1.87 x 1.81)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, pedestal wash hand basin, panelled bath with hinged glazed shower screen and electric Triton shower over, mainly tiled, single radiator.

Outside



The front of the property has a driveway providing off street parking for a couple of vehicles and access to the single garage. The remainder is laid mainly to lawn with planted borders. The rear garden is laid mainly to a level lawn with a borders containing a mixture of

shrubs and climbing roses. There is a small patio area immediately adjacent to the rear of the property. A garden shed is situated behind the garage which is included in the sale. The rear garden is mainly enclosed by wooden fencing.

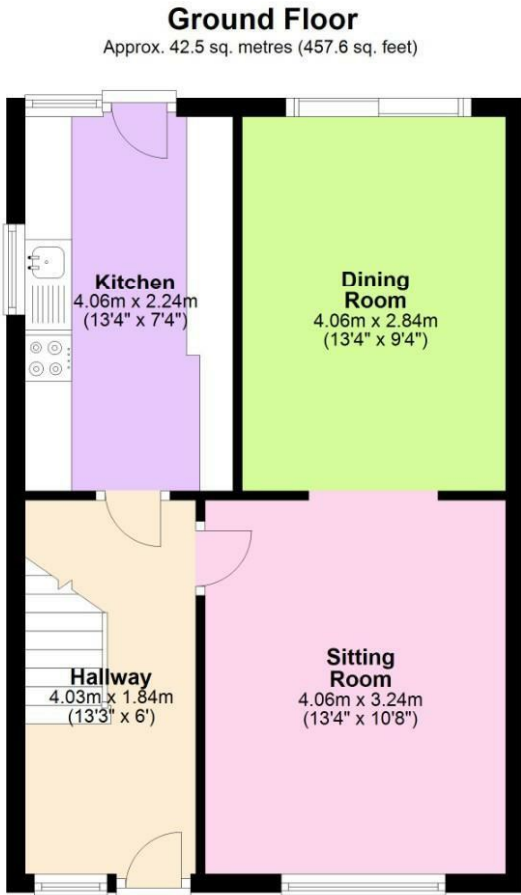
Single Garage

Metal up and over door.

Directions

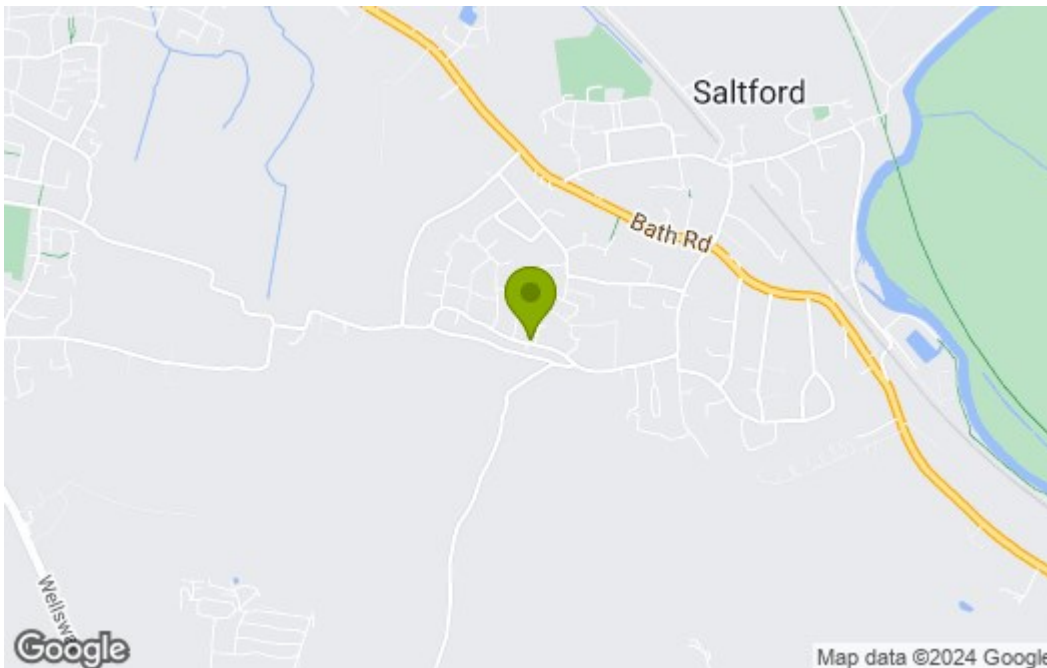
Sat Nav BS31 3LL

Floor Plan

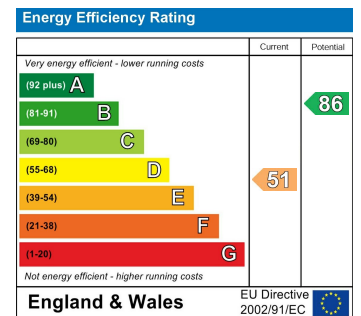


Total area: approx. 81.1 sq. metres (872.7 sq. feet)

Area Map



Energy Efficiency Graph



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