







49 BARROW HILL CRESCENT, BRISTOL BS11 9RD

GUIDE PRICE £259,950

PROPERTY DESCRIPTION

Offering an exciting opportunity for buyers looking to put their own stamp on a property, this three-bedroom mid-terraced home is situated in a popular and convenient residential location in Shirehampton. Requiring a programme of modernisation and refurbishment throughout, the property offers fantastic potential for improvement, providing a blank canvas for someone to create a home perfectly suited to their own tastes, style and requirements.

The ground floor offers a spacious and versatile layout, comprising a welcoming front-facing lounge, separate dining area and an extended kitchen/diner to the rear. The extension benefits from a skylight, allowing additional natural light into the space, with double doors opening directly onto the rear garden. Steps also lead down to a useful utility area, providing additional storage and practicality.

To the first floor are three bedrooms and a family bathroom, offering well-balanced accommodation with plenty of scope to update and reconfigure to suit modern living. Whether you're a first-time buyer looking for a project, a growing family wanting to create your ideal home or an investor seeking a property with potential, this is an opportunity worth exploring.

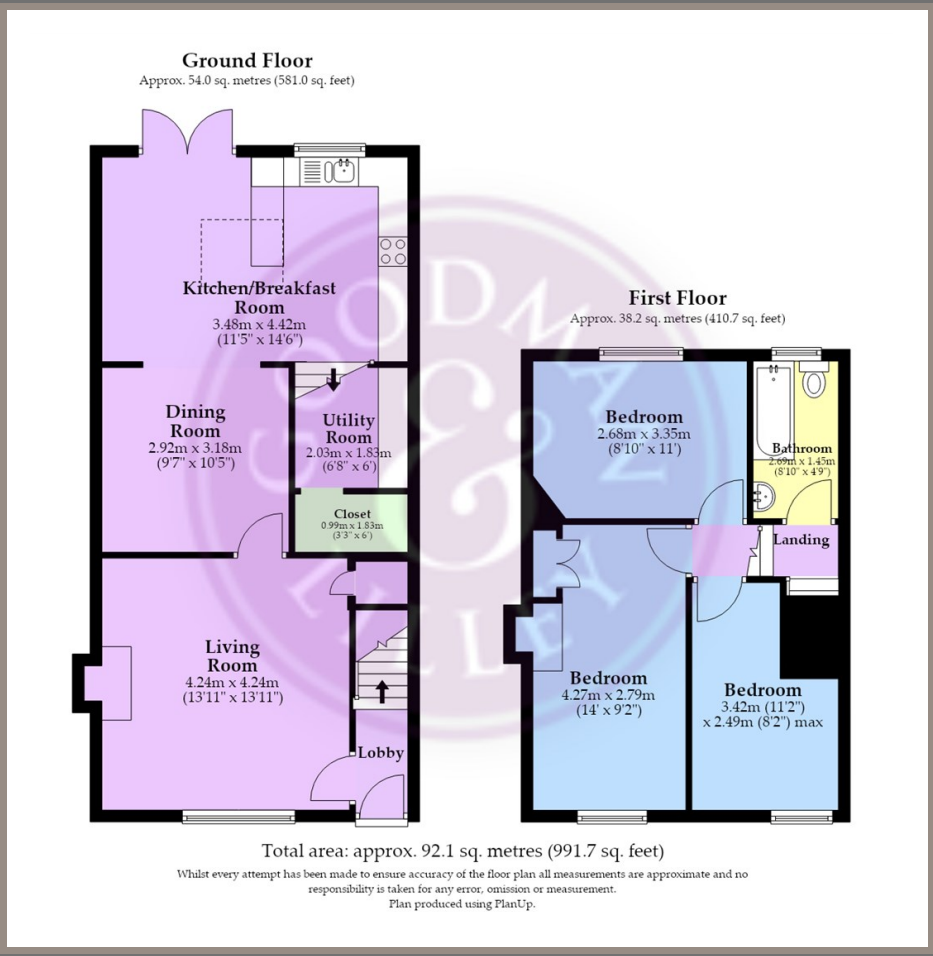
Externally, the property benefits from the valuable addition of off-street parking to the front. To the rear is a good-sized garden, predominantly laid to lawn, which extends towards a further concrete seating area at the bottom – offering plenty of space for outdoor dining, entertaining and enjoying the warmer months.

The property is ideally positioned to enjoy everything Shirehampton village has to offer. The High Street is within easy reach, providing a good selection of independent shops, cafés, traditional pubs, convenience stores and everyday amenities. The area is particularly well suited to families, with a choice of nearby schools including Shirehampton Primary School, Avonmouth Church of England Primary School and Nursery, Nova Primary School and St Bernard's Catholic Primary School. For older children, Oasis Academy Brightstowe is conveniently located within Shirehampton, with further schooling options available in the surrounding area. There is also a selection of local childcare facilities, including Snapdragons Nursery and Mama Bear's Day Nursery.

For those who enjoy getting outdoors, Shirehampton Park, Kings Weston Estate and Blaise Castle Estate are all within easy reach, offering beautiful woodland walks, open green spaces and picturesque surroundings.

Commuters are also well catered for, with Shirehampton railway station providing connections towards Clifton Down and Bristol Temple Meads. The nearby A4 Portway offers a direct route into Bristol city centre, whilst Portway Park & Ride provides an additional commuting option. The M5 motorway is also easily accessible, making travel further afield straightforward.

A fantastic opportunity to acquire a property with plenty of potential, in a well-established village location with excellent local amenities, schooling and transport links.



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- No onward chain
- In need of modernisation and renovation throughout
- Extended kitchen/diner with skylight
- Enclosed rear garden, predominantly laid to lawn
- Three-bedroom mid-terraced property
- Off-street parking to the front
- Useful utility area and additional storage
- Good transport links via Shirehampton railway station, the A4 Portway and M5 motorway

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

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