







15 Stirling Close, Yate, Bristol

- Semi Detached House
- 2nd Reception Room
- 3 Bedrooms
- Gas Central Heating & Double Glazed
- Parking for Two Vehicles
- Lounge
- Kitchen/Diner
- Modern Shower Room
- Enclosed Rear Garden
- No Chain

£315,000

HUNTERS®
HERE TO GET *you* THERE

Nestled in the sought-after cul-de-sac of Stirling Close in Yate, Bristol, this semi-detached house presents an excellent opportunity for families and first-time buyers alike. Upon entering, you are welcomed by an entrance that leads into a comfortable lounge and family room, perfect for relaxation and entertaining. The well-appointed kitchen diner at the rear of the ground floor provides a delightful space for family meals and gatherings.

The first floor boasts three inviting bedrooms, offering ample space for rest and personalisation. A modern shower room completes the upper level, ensuring convenience for all residents. This property is further enhanced by gas central heating and double glazing, providing warmth and energy efficiency throughout the year.

Outside, the enclosed rear garden offers a private retreat for outdoor activities and relaxation, while the paved parking area at the front accommodates a couple of vehicles, adding to the practicality of this lovely home.

Offered for sale with no upward chain, this property is ready for you to move in and make it your own. With its desirable location and well-designed living spaces, this semi-detached house is a fantastic find in the heart of Yate. Don’t miss the chance to view this delightful home.










Entrance
Double glazed door, cupboard, doors into

Lounge
17'5" x 13'10"
Double glazed window to the front, radiator, TV point, stairs to 1st floor with cupboard under, doors into kitchen and door into

Reception Two (Former Garage)
15'5" x 7'5"
Double glazed window to the front, radiator, access to loft hatch.

Kitchen/Diner
13'9" x 8'7"
Double glazed window and Double glazed French doors to the rear, range of wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap, electric oven and hob with extractor fan over, spaces for fridge/freezer and dishwasher, plumbing for washing machine, part tiled walls, space for table and chairs, radiator.

First Floor Landing
Double glazed window to the side, access to loft space, cupboard housing gas boiler, doors into

Bedroom One
14'3" max (to inside of hanging space x 8'4"
Double glazed window to the rear, open hanging space, radiator.

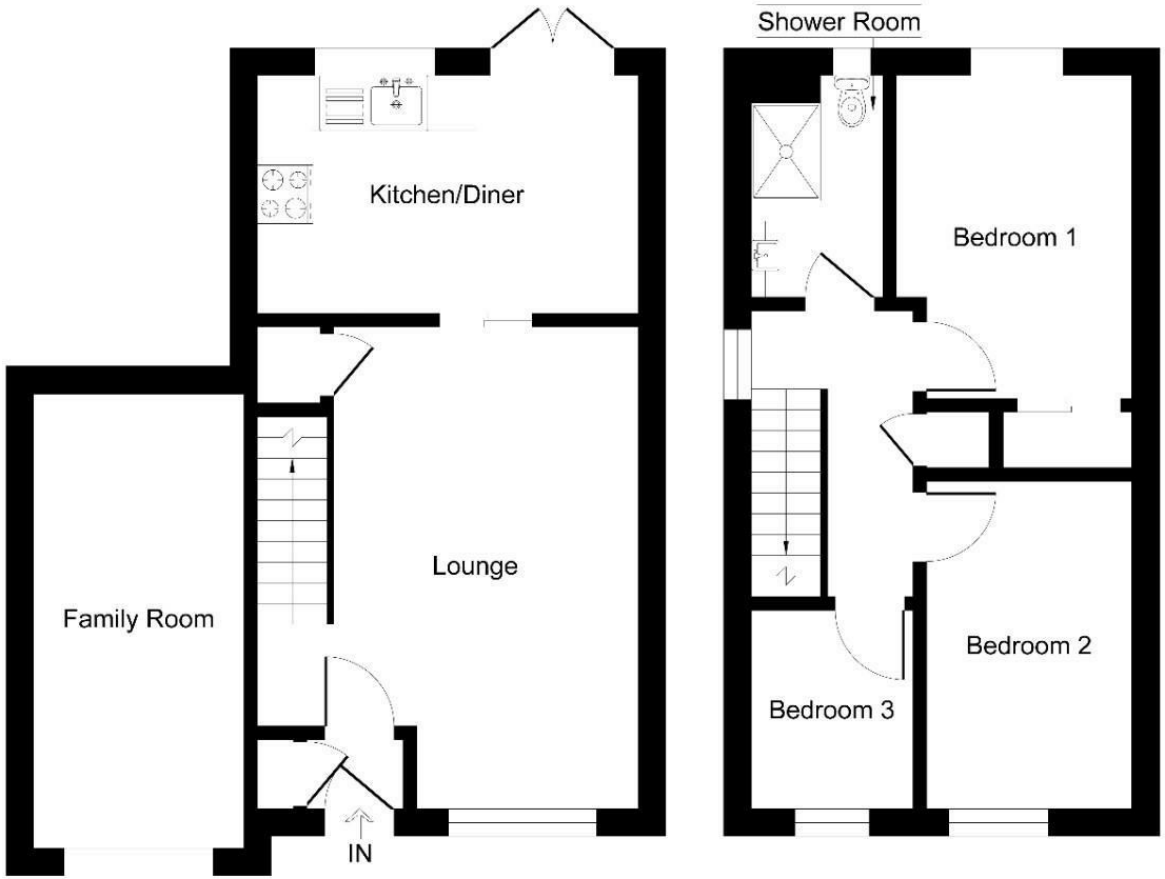
Bedroom Two
11'9" x 7'4"
Double glazed window to the front, radiator.

Bedroom Three
7'1" x 6'2"
Double glazed window to the front, radiator.

Shower Room
Double glazed window to the rear, double sized shower cubicle with electric shower, vanity wash and basin, WC, tiled walls, heated towel rail.

Outside
The front is laid to block paved parking fro two vehicles.
The enclosed southerly facing rear garden is laid to patio with outside tap, lawned area, garden shed.

Agents Note
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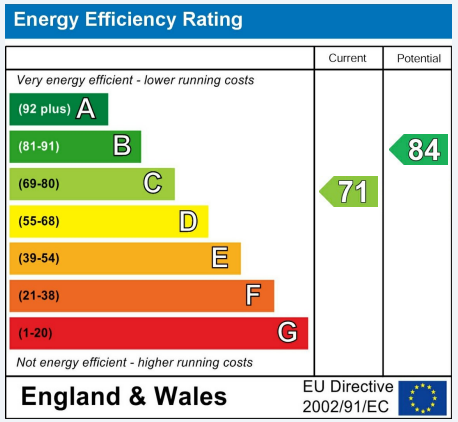


Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

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