



15 Hallards Close, Lawrence Weston, BS11 0JP

£285,000

GOODMAN
& LILLEY



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located in the tranquil cul-de-sac of Hallards Close in Lawrence Weston, this charming end terrace house presents an excellent opportunity for first-time buyers.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, it is ideal for families or those seeking extra room for guests or a home office.

The house is beautifully presented throughout, ensuring a warm and welcoming atmosphere from the moment you step inside. Natural light floods the living spaces, enhancing the overall appeal of the home. The layout is both practical and functional, making it easy to envision your life here.

The accommodation consists of entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom upstairs. Externally there is a good size rear garden and a lawned area to the front.

This delightful home is not just a property, it is a place where memories can be made. With its combination of comfort, style, and convenience, it is a must-see for anyone looking to embark on their homeownership journey.

Conveniently located, this property is just a short distance from local schools and shops, making daily errands and family needs easily accessible. The peaceful surroundings of the cul-de-sac offer a sense of community and safety, perfect for those looking to settle down in a friendly neighbourhood.

The street was built in the 1950's and offers convenience for the woodland walks of the nearby Tump, Blaise Castle and Kingsweston estate, nearby bus routes and great schools such as "Our Lady of the Rosary" which is within walking distance.

Viewing is highly recommended to fully appreciate the accommodation on offer here. Call, Click or Come in and visit our experienced sales team-0117 2130333 / shire@goodmanlilley.co.uk

- Tenure: Freehold
- Local Authority: Bristol Council Tel: 0117 922 2000
- Council Tax Band: B
- Services: Mains Water, Drainage, gas and Electric.
- Three Bedroom End of terraced House

• Newly Fitted Bathroom

• Cul-de-Sac Location

• Walking Distance of Kingsweston Estate

• Separate Receptions

• Good Size Rear Garden

• Close to Local shops and Schools

• Walking Distance of Blaise Estate

Location
The location of this property is ideally placed for the local Lidl store and the shops at Ridingleaze and the popular "Our Lady of The Rosary" Roman Catholic school. Travel links are a benefit as there are good bus links to Cribbs Causeway and Bristol City Centre and there is easy access to the M5/M4 motorway.

Entrance Hallway
Entrance via door into hallway and side window, stairs rising to first floor, radiator.

Living Room
13'2" x 12'4"
Window to front aspect, door leading into the dining room

Dining Room
10'4" x 9'9"
uPVC double glazed patio doors leading into the rear garden,

Kitchen
10'4" x 8'8"
Window and door to rear aspect, fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over, electric cooker, plumbing for washing machine.

First Floor Landing
Access to loft space.

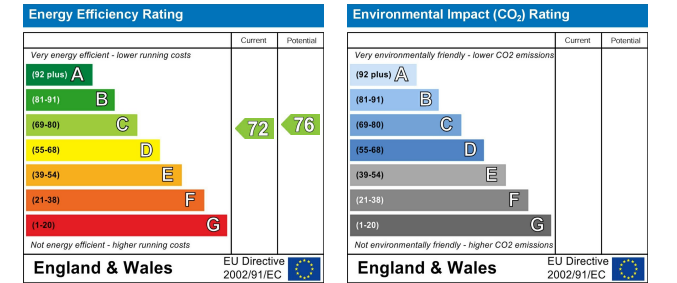
Bedroom 1
11'2" x 13'5"
Window to front aspect, cupboard housing Combi-Boiler, radiator

Bedroom 2
10'2" x 13'5"
Window to rear aspect, radiator

Bathroom
Window to rear aspect, P shaped bath with shower over, low level wc, pedestal sink,,

Bedroom 3
9'7" x 8'6"
Window to front aspect, radiator, overstairs cupboard

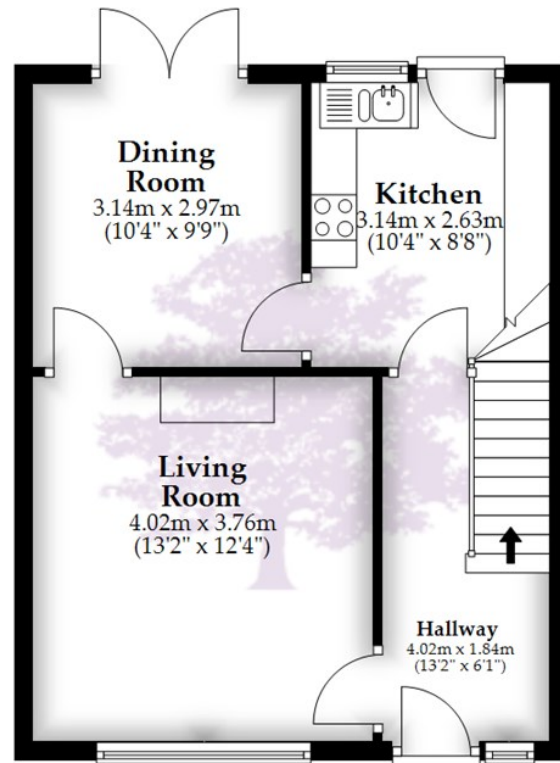
Gardens
There are gardens to the front and rear, the rear is enclosed by fence panelling, there is a large patio area and the remainder laid to lawn, there are also 2 storage sheds with side access. The front is mainly laid to lawn with the possibility to get the kerb dropped and put parking in.



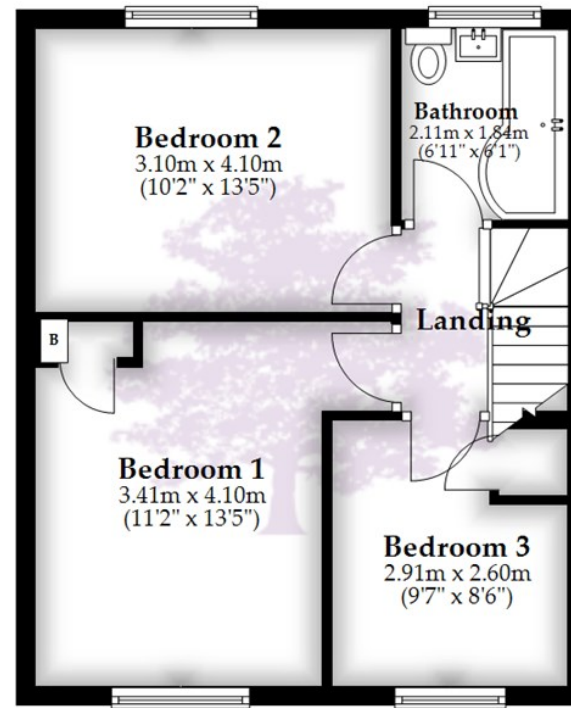
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Ground Floor



First Floor



Total area: approx. 84.4 sq. metres (908.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



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