HUNTERS®

HERE TO GET *you* THERE

Westerleigh Road

Downend, Bristol, BS16 6US

£280,000

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Council Tax: B

57 Westerleigh Road

Downend, Bristol, BS16 6US

£280,000

DESCRIPTION

Hunters Estate Agents are pleased to offer for sale this end of terrace property which is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path. The property is also situated within easy reach for many popular schools and for the amenities of Downend and Emersons Green.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, libraries, doctors surgeries and dental practices.

The property in our opinion would ideally suit a first time buyer or those seeking an easier to manage environment.

The accommodation comprises to the ground floor; entrance hall, a lounge with a gas flame effect fire, a kitchen/diner with an integral oven and a conservatory. To the first floor there are two double bedrooms and a bathroom

Externally the property has front, side and rear gardens which are laid mainly to lawn and paving and off street parking. The side garden presents an excellent opportunity to extend the property, subject to the relevant planning permission.

Additional benefits include; gas central heating and double glazed windows.

An internal viewing appointment is recommended.

ENTRANCE

Via a uPVC door leading into an entrance hall.

ENTRANCE HALL

Opaque and leaded uPVC double glazed window to side, cupboard housing, gas and electric meters and consumer unit, stairs with half feature wood wall panelling leading to first floor accommodation, door leading into lounge and archway leading into kitchen/diner.

LOUNGE

15'6" x 10'5" (4.72m x 3.18m)

Leaded uPVC double glazed window to front, coved ceiling, fireplace housing a gas flame effect fire, TV aerial point, radiator.

KITCHEN/DINER

15'6" x 9'9" (widest point) (4.72m x 2.97m (widest point))

Double glazed windows to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating a stainless steel integral electric oven with four ring gas hob with extractor fan over, roll edged work surface with up stand, plumbing for dishwasher, plumbing for washing machine, under stairs storage area, radiator, French doors leading into conservatory.

CONSERVATORY

9'7" x 9'1" (2.92m x 2.77m)

Dual aspect uPVC double glazed windows, polycarbonate roof, radiator, tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, storage cupboard, telephone point, feature half wood wall panelling, doors leading into all first floor rooms.

BEDROOM ONE

12'0" x 10'6" (3.66m x 3.20m)

Leaded uPVC double glazed window to front, built in sliding mirror fronted wardrobes, housing a boiler supplying gas central heating and domestic hot water, telephone point, radiator.

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BEDROOM TWO
10'0" x 9'0" (3.05m x 2.74m)
uPVC double glazed window to rear , built in wardrobes with over head storage cupboards, radiator.

BATHROOM
5'9" x 5'4" (1.75m x 1.63m)
Opaque uPVC double glazed window to rear, coved ceiling, white suite comprising; W.C. wash hand basin with chrome mixer tap, panelled bath with chrome over bath shower system, radiator, tiled splash backs.

OUTSIDE

FRONT GARDEN
Small area of lawn with established herbaceous borders displaying mature trees and shrubs, paved path leading to main entrance.

SIDE GARDEN
Mainly laid to lawn and loose chippings with established herbaceous borders displaying mature trees and shrubs. An area laid to paving providing one off street parking space, gate leading into rear garden.

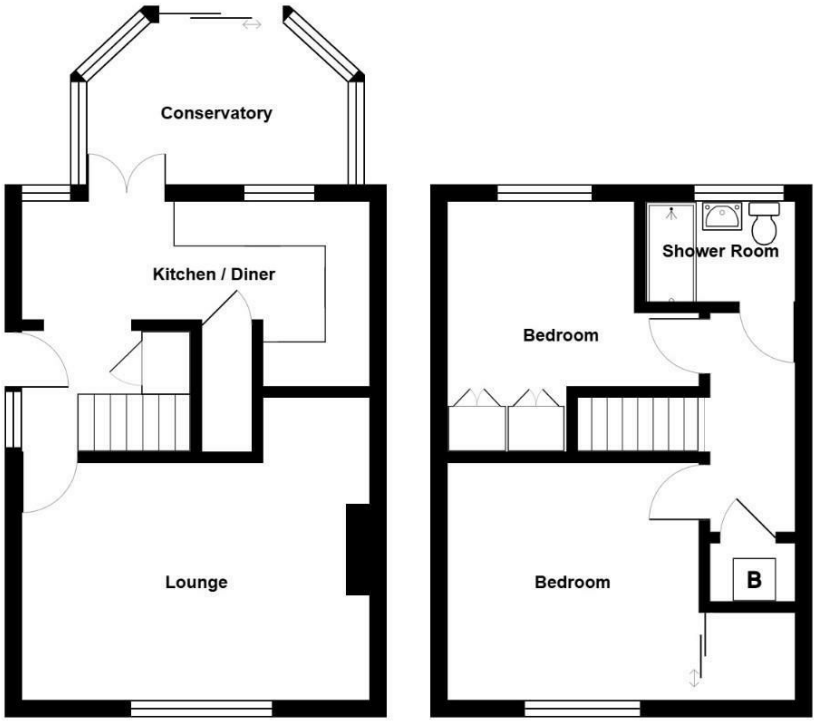
REAR GARDEN
Mainly laid to paving and loose shingle, brick built outhouses, garden surrounded by a boundary wall.

Road Map

Hybrid Map

Terrain Map

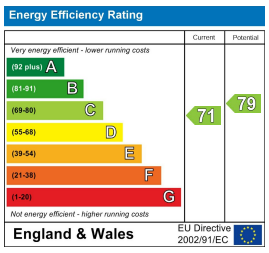
Floor Plan

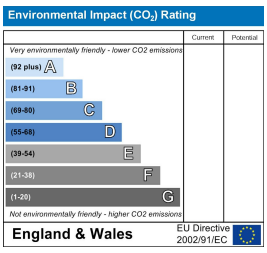


Viewing

Please contact our Hunters Downend Office
on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.

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