

HUNTERS®

HERE TO GET *you* THERE



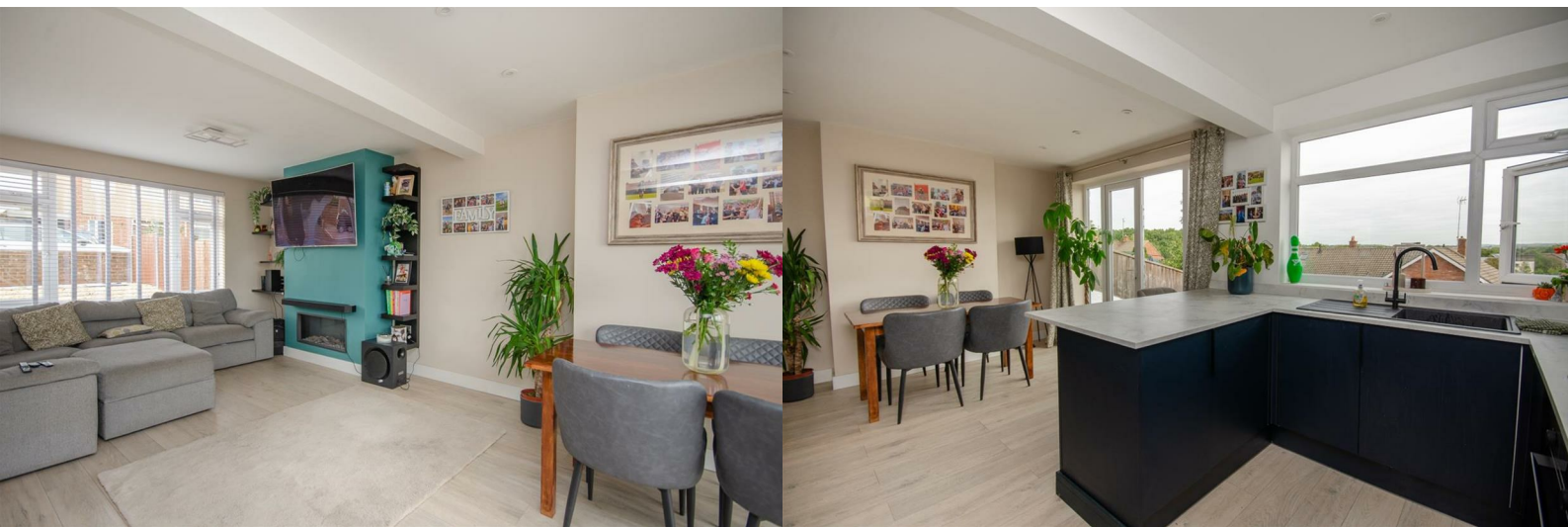
Westbourne Road

Downend, Bristol, BS16 6RH

£340,000



Council Tax: C



89 Westbourne Road

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale semi detached home with off street parking and garage located in the popular area of Downend.

Step inside and you're welcomed by a bright entrance hall, providing access to all areas of the ground floor. Designed for modern living, the property boasts a spacious open-plan kitchen, dining and living area with French doors opening onto a beautifully maintained rear garden, creating the perfect space for both everyday life and entertaining. The contemporary Howdens kitchen has been recently installed and is finished to a high standard, complete with a range of integrated appliances. Upstairs, the first floor offers three well-proportioned bedrooms, including two generous doubles and a comfortable single, along with a stylish family shower room.

Externally, to the front this home offers several parking spaces to the front and side of the home with access to a single garage. The easterly facing rear garden is split in to 2 tiers and comes partly laid to lawn with a patio area with seating off the back of the home.

ENTRANCE HALLWAY

Access via a storm porch with riled floor, composite double glazed floor with side windows, double radiator, oak effect laminate flooring, under stairs storage cupboard housing electric meter, stairs rising to first floor, door to living room.

LIVING/DINING ROOM/KITCHEN

22'5" x 18'0" (6.85m x 5.51m)

LOUNGE AREA

11'11" x 11'2" (3.63m x 3.40m)

UPVC double glazed window to front, double radiator, built in electric flame effect fire inset to chimney breast, opening leading through to kitchen/diner.

KITCHEN/DINING AREA

18'1" x 11'2" (5.51m x 3.40m)

UPVC double glazed window to rear, Howdens fitted kitchen comprising: range of Matt blue wall and base units with matching breakfast bar, quartz effect laminate work top incorporating a single composite sink bowl unit with mixer tap, built-in electric oven and induction hob, extractor fan hood, glass cooker splash back, integral appliances to include: fridge freezer, washing machine and dishwasher, wood effect laminate flooring, LED downlighters, UPVC double glazed French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Opaque UPVC double glazed window to side, spindled balustrade, loft hatch (loft fully boarded), doors leading to bedrooms and bathroom.

BEDROOM ONE

11'2" x 10'10" (3.40m x 3.30m)

UPVC double glazed window to front, double radiator, 2 double fitted wardrobes with matching cupboards and built-in dressing table.

BEDROOM TWO

10'11" x 10'9" (3.33m x 3.28m)

UPVC double glazed window to rear, built-in cupboard with double hanging rail, double radiator.

Tel: 0117 956 1234

BEDROOM THREE

7'5" x 6'10" (2.26m x 2.08m)

UPVC double glazed window to front, double radiator.

SHOWER ROOM

Opaque UPVC double glazed window to rear, vanity unit with wash hand basin inset, close coupled WC, corner glass shower enclosure with sliding door and housing a mains controlled shower system, chrome heated towel radiator, wood effect flooring, aqua board splash back to shower, part tiled walls, LED downlighters.

OUTSIDE

REAR GARDEN

Raised patio with steps leading down to a good sized lawn, water tap, timber framed shed, side gated access, enclosed by boundary timber and metal fencing.

FRONT OF PROPERTY

Laid to stone chippings, enclosed by boundary wall.

DRIVEWAY

Large driveway to front and side providing ample off

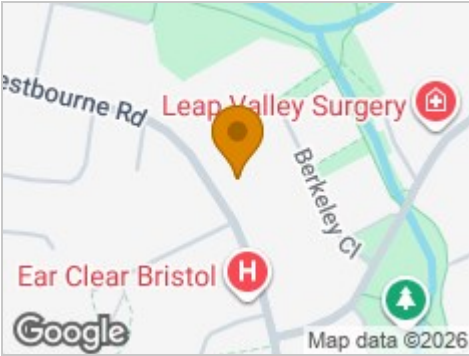
street parking, carport providing under cover parking space leading to garage.

GARAGE

Single garage with up and over door access.



Road Map



Hybrid Map



Terrain Map



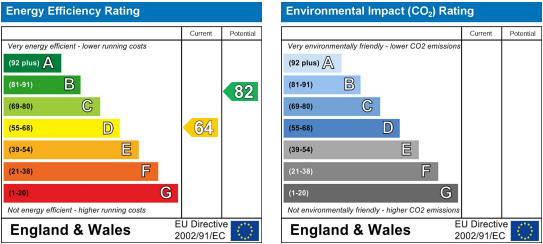
Floor Plan



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.