



69 Saltmarsh Drive, Lawrence Weston, BS11 0NL
£325,000

GOODMAN
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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

69 Saltmarsh Drive, Lawrence Weston, BS11 0NL

Located in the desirable street of Saltmarsh Drive, Lawrence Weston, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The large kitchen and dining room create an inviting atmosphere, ideal for family meals and gatherings.

The house features three well-proportioned bedrooms, ensuring plenty of room for family or guests. A conveniently located downstairs WC adds to the practicality of the home. Outside, the property benefits from gardens that back onto picturesque fields, offering a serene setting for outdoor activities or simply enjoying the natural surroundings.

Parking is a breeze with space for two vehicles, making this home not only functional but also accessible. This property is situated in a great location, providing easy access to local amenities and transport links, making it an excellent choice for families or professionals alike.

In summary, this semi-detached house on Saltmarsh Drive is a wonderful opportunity for those seeking a comfortable and spacious home in a tranquil setting. Don't miss the chance to make this delightful property your own.

The property is a stones throw away from the popular St Bedes and "Our lady of the Rosary" roman catholic schools, the newly built Lidl and all the local shops and transport links. Blaise Castle and Kingsweston estate are both within walking distance. There are bus stops all within walking distance.

Viewing is highly recommended to fully appreciate the well maintained 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 Gas, Water, Drainage and Electric.

- Three Bedroom Semi-Detached House
- Newly Fitted Kitchen/Dining Room
- Great Location on Saltmarsh Drive
- Close to Local Schools and Shops
- 2 Reception Rooms, Utility and WC
- Large Rear Gardens Backing onto Fields
- Solar Panels
- Parking to the Front.

Porch

Entrance via composite door into porch with windows to side aspect, door leading into hallway.

Entrance Hall

Stairs rising to first floor, radiator

Lounge

11'9" x 14'6"
Window to front aspect, fireplace, radiator.

Kitchen/Dining Room

9'3" x 21'8"
uPVC double glazed patio doors leading into the rear garden, uPVC double glazed window to rear aspect. Fitted with a range of wall and base units with roll top work surfaces. Double ceramic sinks with mixer tap over. Stainless steel gas hob with Stainless steel hood over. Double electric oven. Integrated dishwasher, integrated fridge and freezer. Door leading to utility room.

Utility Room

Plumbing for washing machine and space for fridge/freezer.

Downstairs WC

uPVC double glazed window to rear aspect, low level wc, wash hand basin.

Snug

9'7" x 5'9"
Window to front aspect, radiator.

First Floor Landing

Window to side aspect, access to loft space.

Bedroom 1

11'9" x 14'6"
uPVC double glazed window to front aspect, radiator

Bedroom 2

9'9" x 15'1"
uPVC double glazed window to rear aspect, radiator, fitted wall to wall wardrobes.

Shower Room

Window to side aspect, double shower enclosure, pedestal sink, low level wc.

Bedroom 3

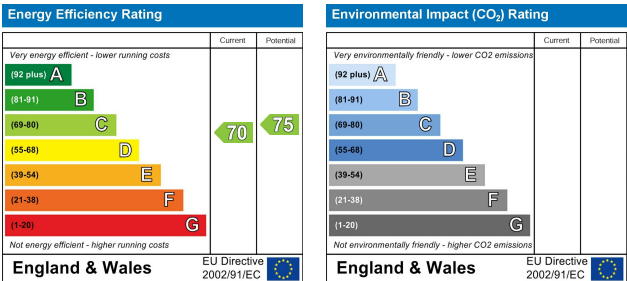
7'8" x 9'7"
uPVC double glazed window to front aspect, radiator

Gardens

There are large gardens to the rear that backs onto the green space beyond.. The rear is enclosed by fence panelling, a large patio area with a good size lawn, a storage shed and gated access to the rear.

Parking

There is parking to the front for 2 vehicles.



Bristol

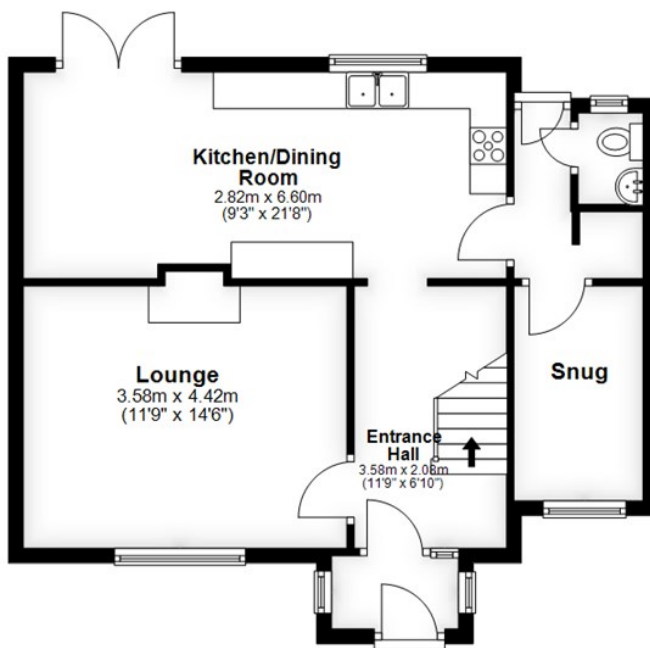
9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333

www.goodmanlilley.co.uk



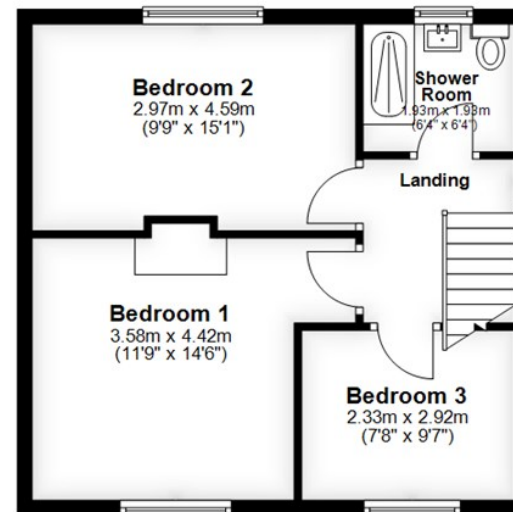
Ground Floor

Approx. 54.7 sq. metres (588.5 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



Total area: approx. 98.9 sq. metres (1064.2 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.