



---

72 OLD QUARRY ROAD

SHIREHAMPTON  
BS11 0ER

## 72 OLD QUARRY ROAD

SHIREHAMPTON BS11 0ER

### LOCATION

The property is just a short walk from Shirehampton High Street, with its selection of shops, cafes, and local amenities. Kings Weston Woods and Blaise Castle Estate are also easily accessible via nearby footpaths, offering peaceful green space for weekend walks.

Excellent transport links include the M5 motorway, Portway into Bristol, and Shirehampton Train Station, making it an ideal home for commuters or young families.

### ENTRANCE HALLWAY

16'11" x 7'10"

Entrance via composite door, stairs rising to first floor

### KITCHEN

8'7" x 8'0"

Window to rear aspect. fitted with a range of wall and base units with roll top work surfaces. Electric cooking range, stainless steel sink with mixer tap over,

### UTILITY

8'7" x 2'7"

Door to rear garden, plumbing for washing machine,

### LIVING ROOM

12'6" x 11'4"

Box window to front aspect, feature fireplace, opening into dining room

### DINING ROOM

13'7" x 9'4"

uPVC double glazed patio doors with matching side windows into rear garden, radiator.

### FIRST FLOOR LANDING

Access to loft space, doors to all rooms

### SHOWER ROOM

5'6" x 7'8"

Window to rear aspect, double shower enclosure, enamel sink with matching unit under, low level wc,

### BEDROOM 1

14'5" x 10'2"

Window to front aspect, radiator, fitted wardrobes,

### BEDROOM 2

11'5" x 10'2"

Window to rear aspect, radiator, fitted wardrobes, one housing Combi-Boiler

### BEDROOM 3

10'1" x 7'10"

Window to front aspect, radiator, over stairs cupboard.

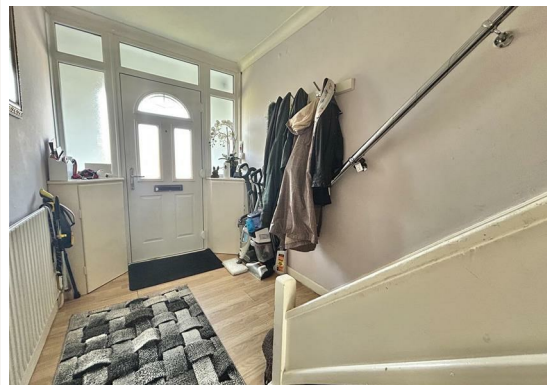
### GARDENS

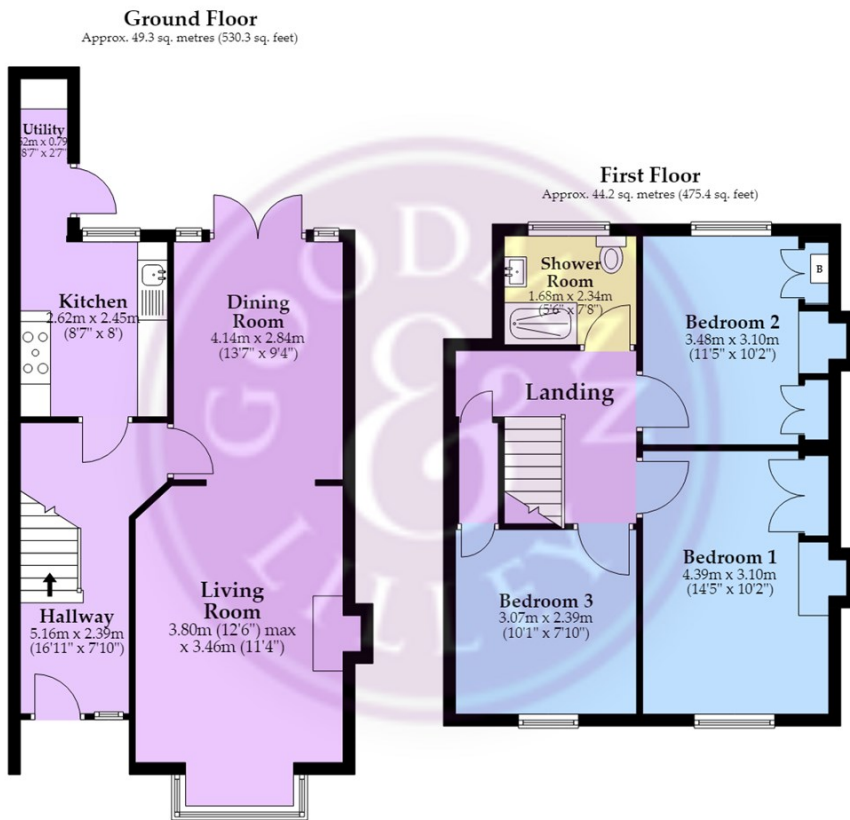
There are sunny garden to the rear, a large patio area, mature plants and shrubs, a few steps up to the lawned area then a few steps up to the detached garage.

### GARAGE AND PARKING

There is a detached garage to the rear of the property, this is accessed via Penpole Lane entrance, there is also parking to the front.







Total area: approx. 93.4 sq. metres (1005.7 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.

**GOODMAN & LILLEY  
BRANCH NETWORK**

**HENLEAZE**

156 Henleaze Road  
Henleaze  
BS9 4NB  
0117 213 0777  
henleaze@goodmanlilley.co.uk

**SHIREHAMPTON**

9 HIGH STREET  
SHIREHAMPTON  
BS11 0DT  
0117 213 0333

**PORTISHEAD**

Rembrandt House  
36 High Street  
Portishead  
BS20 6EN  
01275 430440  
sales@goodmanlilley.co.uk

**SHIRE@GOODMANLILLEY.CO.UK**

**LETTINGS**

01275 299010  
LETTINGS@GOODMANLILLEY.CO.UK

**CLEVEDON**

28 Hill Road  
Clevedon  
BS21 7PH  
01275 403 660  
clevedon@goodmanlilley.co.uk

**LAND & NEW HOMES**

0117 213 0151  
LNH@GOODMANLILLEY.CO.UK

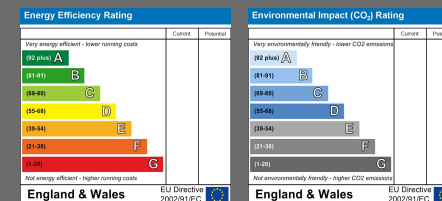
3 BEDROOMS  
TENURE - FREEHOLD

2 RECEPTION ROOMS  
IN ALL SQ.FT

1 BATHROOMS  
COUNCIL TAX BAND - C

- No Onward Chain
- Situated on a popular residential street
- Two reception rooms
- Sunny south-facing rear garden
- Conveniently located for local amenities, schools and transport links

- Three double bedrooms
- Detached garage and off-road parking to the front
- Kitchen with separate rear utility area
- Ideal family home
- Viewing highly recommended



Opening hours vary slightly in each office  
Mon to Fri - Usually 9am till 6pm  
Saturday 9.00am-4.00pm