



58 ST. MARYS ROAD,
SHIREHAMPTON, BS11 9PR

**GOODMAN
& LILLEY**



SPACIOUS 4-BEDROOM 1930S RED BRICK HOME WITH DOUBLE-STOREY EXTENSION – IDEAL FOR MULTI-GENERATIONAL LIVING

Entrance Hall

The hallway welcomes you with a sturdy composite front door and stylish wooden flooring that flows seamlessly throughout the ground floor. Doors lead off to the main reception rooms, while stairs rise to the first floor, featuring handy understairs storage—ideal for keeping the space neat and organized.

Living Room

The front lounge is a warm and inviting space, featuring elegant wood flooring and a charming uPVC double glazed bay window that floods the room with natural light. A central chimney breast with a striking feature gas fireplace provides a cozy focal point, perfect for relaxing evenings. The room is completed with a radiator ensuring comfort throughout the seasons.

Kitchen

This recently fitted kitchen/diner is bright and spacious, featuring uPVC double-glazed windows and a door that opens directly onto the garden, creating a seamless indoor-outdoor flow. The kitchen boasts a range of high-quality Neff appliances, including a raised double oven—one of which doubles as a microwave with a slide-and-hide door—alongside a built-in fridge freezer, dishwasher and Neff induction hob. Ample storage is provided by well-designed cupboards and a dedicated recycling centre. A chimney breast housing an electric faux log burner, adding a cozy focal point. Hard wood-effect flooring extends throughout the space, enhancing the modern yet welcoming atmosphere.

Dining Room

A chimney breast housing an electric faux log burner, adding a cozy focal point. Hard wood-effect flooring extends throughout the space, enhancing the modern yet welcoming atmosphere.

Sitting Room

This cozy sitting room benefits from a uPVC double-glazed window that fills the space with natural light. A charming fireplace serves as a welcoming focal point, complemented by a radiator.

Utility Room

The utility room features uPVC double-glazed doors opening out to the garden, allowing easy access and plenty of natural light. Equipped with ample storage cupboards topped with convenient work surfaces, it provides plenty of space for all your white goods. fitted radiator.

Landing

The landing provides access to all first-floor rooms and features a uPVC double-glazed window that brings in natural light. A storage cupboard houses the combi boiler, while the bannisters offer an open view down to the lower floor, adding to the home's airy and spacious feel.

Bedroom 1

A bright and spacious bedroom featuring a uPVC double-glazed bay window that floods the room with natural light. The room is completed with a radiator for year-round comfort.

Bedroom 2

This generous bedroom overlooks the rear of the property with three uPVC double-glazed windows, creating a light and airy atmosphere. A charming fireplace adds character, complemented by a radiator.

Bedroom 3

A well-proportioned bedroom to the front of the home, featuring a uPVC double-glazed window and built-in storage cupboards for convenient organization. The room also benefits from a radiator.

Bedroom 4

This bedroom enjoys views to the rear through a uPVC double-glazed window and includes a radiator to keep the space warm and cozy.

Bathroom

The spacious bathroom features a uPVC double-glazed window overlooking the rear aspect. Beautiful wooden flooring adds warmth and character. The room is fitted with a classic clawfoot bath, a low-level toilet with push-button flush, a hand wash basin, and a contemporary radiator for added comfort.

Shower Room

This practical shower room includes a uPVC double-glazed window to the rear aspect. It features a modern shower, low-level toilet with push-button flush, and a hand wash basin set above ample storage cupboards, combining convenience with functionality.

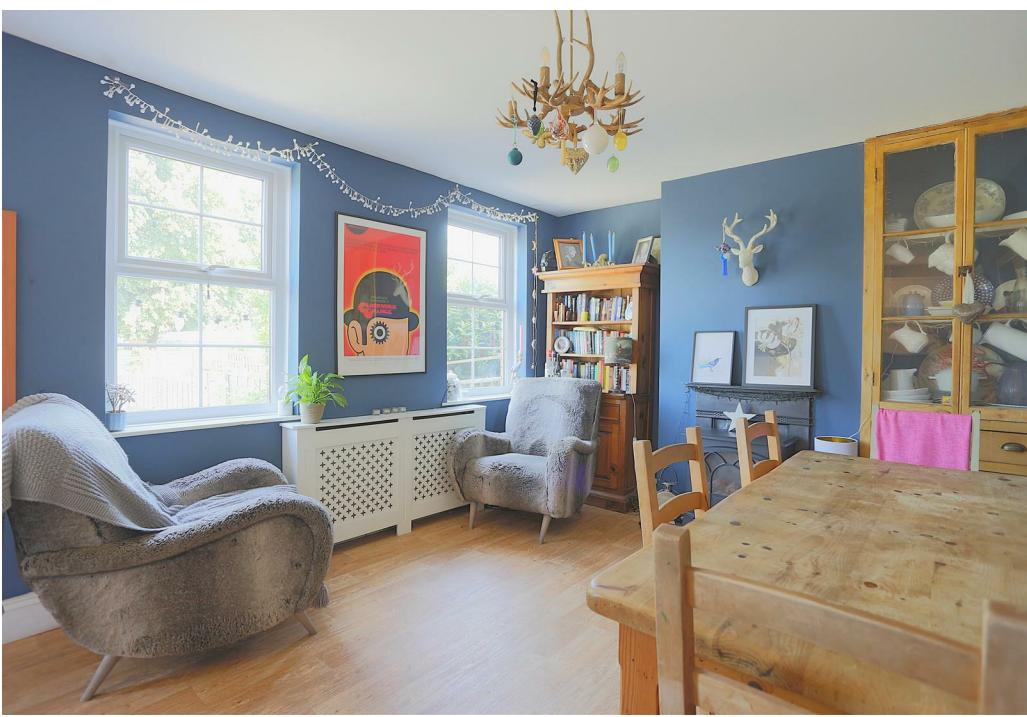
Outside

To the front of the property, there are three convenient off-street parking spaces. The rear garden is mainly laid to lawn, offering plenty of green space, and features a raised patio area—perfect for outdoor dining or relaxing.

- Extended 1930s red brick property with double-storey side extension
- Ideal for multi-generational living or buyers needing extra room
- Additional lounge and large utility/second kitchen in extension
- Stylish family bathroom with freestanding clawfoot bath
- Short walk to Shirehampton High Street shops and amenities
- Four bedrooms and four reception rooms offering flexible living space
- Recently fitted kitchen/diner with garden views
- Generous rear garden backing onto a play park – a blank canvas for landscaping
- Three off-street parking spaces
- Excellent transport links via Shirehampton train station and the Portway

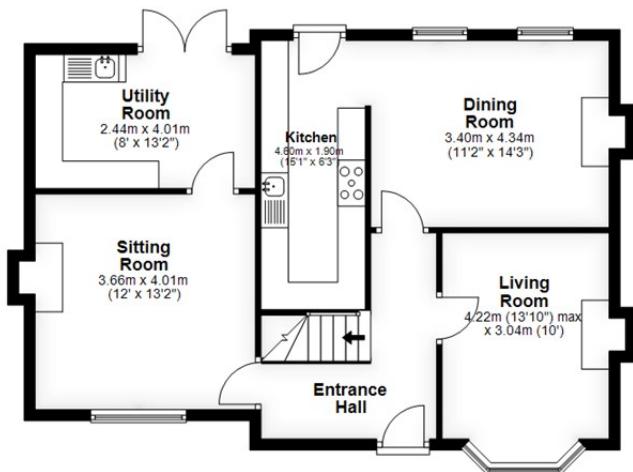


£440,000



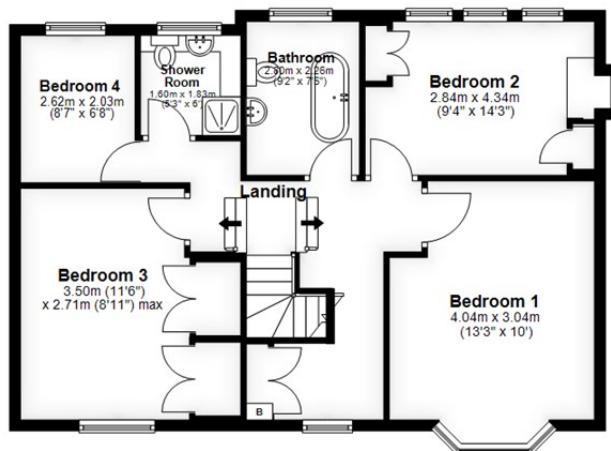
Ground Floor

Approx. 72.6 sq. metres (781.7 sq. feet)



First Floor

Approx. 75.0 sq. metres (807.5 sq. feet)



Total area: approx. 147.6 sq. metres (1589.2 sq. feet)

HENLEAZE - 0117 2130777

henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440

sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333

shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove

The Property Observatory

WWW.GOODMANLILLEY.CO.UK

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