



52 BARROW HILL CRESCENT,
SHIREHAMPTON, BS11 9RQ

GOODMAN
& LILLEY



THIS WELL PRESENTED THREE-BEDROOM TERRACED HOME IN THE HEART OF SHIREHAMPTON IS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS OR THOSE LOOKING TO UPSIZE IN A WELL-CONNECTED AND COMMUNITY-FOCUSED AREA.

Porch and Utility room

uPVC double glazed door to front aspect leading to porch area, tiled flooring, opening to utility space with a uPVC double glazed window and plumbing for a washing machine, space for coats and shoes, radiator.

Entrance Hall

Under stairs storage cupboard with stairs leading to the first floor, doors to all downstairs rooms, radiator.

Kitchen/Diner

uPVC double glazed window to front aspect, a mixture of eye level and ground level storage units with wooden work surfaces over, gas hob over electric oven and stainless steel extractor fan, tiled splash back, split stainless steel sink with swan neck mixer tap over, space for fridge freezer and dishwasher, vertical radiator, tiled flooring.

Living Room

Wood effect flooring, uPVC double glazed sliding doors leading to rear garden, storage cupboard, radiators.

Bedroom 1

uPVC double glazed window to rear aspect, radiator.

Bedroom 2

uPVC double glazed window to front aspect, space for set back storage cupboards, radiator.

Bedroom 3

uPVC double glazed window to rear aspect, radiator.

Bathroom

uPVC double glazed window to front aspect, low level toilet with handle flush, hand wash basin with mixer tap and tile splash back, panel bath with shower over, rainfall shower head with mixer bar temperature control, heated towel rail, extractor fan.

Downstairs W/C

uPVC double glazed window to front aspect, low level toilet with push button flush, hand wash basin.

Outside

Parking spaces to the front of the property and further parking located near by.

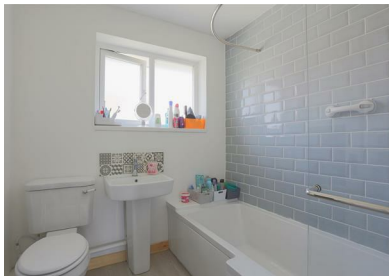
The rear garden is mainly laid to artificial grass, patio and a seating area.

- Onward short chain agreed
- Downstairs W/C
- Utility room
- Village location

- 3 bedrooms
- Kitchen/Diner
- Up to 3 Parking spaces
- Low Maintenance garden

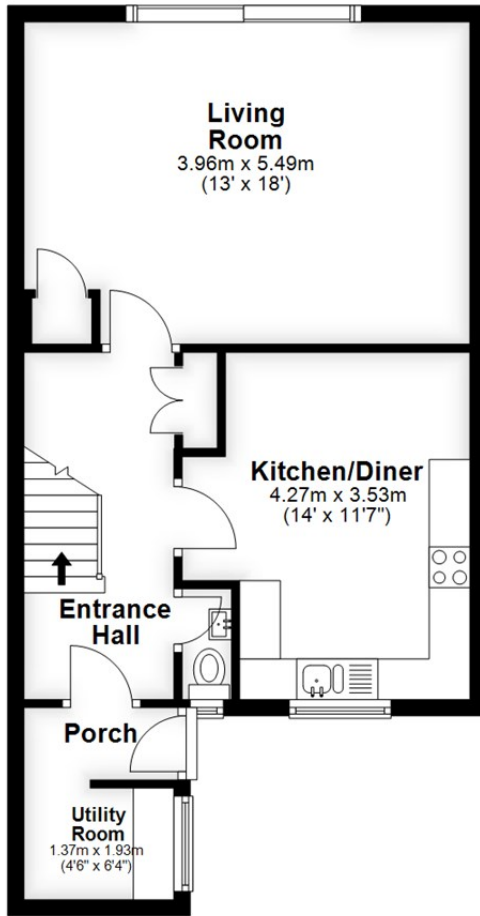


£300,000



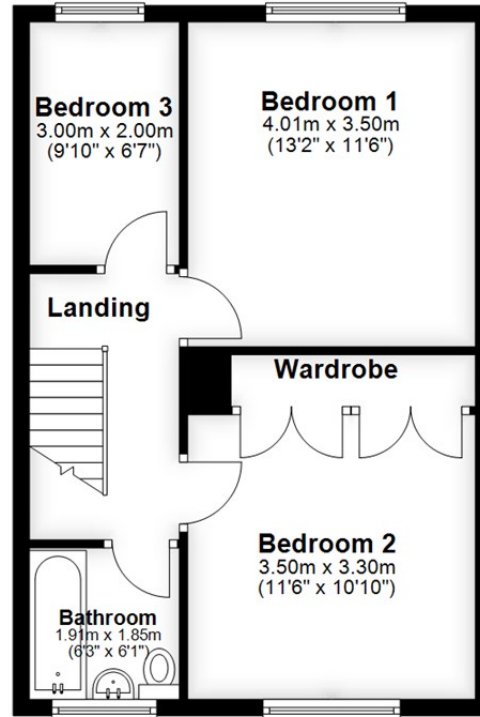
Ground Floor

Approx. 55.8 sq. metres (600.8 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 101.1 sq. metres (1088.4 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



WWW.GOODMANLILLEY.CO.UK

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 & 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.