



526 PORTWAY,
SHIREHAMPTON, BS11 9QQ

GOODMAN
& LILLEY



A RARE OPPORTUNITY TO PURCHASE THIS SIZEABLE AND EXTENDED FAMILY HOME. THIS SEMI DETACHED HOME IS SITUATED ON THE PORTWAY WHICH MEANS 'A WAY TO THE PORT'.

Porch

Entrance via great size porch with door leading to hallway with gable window above door, windows to front aspect.

Entrance Hall

Via double glazed door leading into hallway, radiator, stairs rising to first floor, feature window to front aspect, Doors leading to garage, WC and kitchen

WC

Low level wc, wash hand basin.

Lounge

uPVC double glazed bay window to front aspect, radiator, feature fireplace, opening into dining room.

Reception 2

uPVC double glazed sliding patio doors leading into the rear garden, opening into kitchen/breakfast room.

Kitchen/Breakfast Room

uPVC double glazed window to rear and side aspect, door to side, fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over. Ceramic electric hob with stainless steel hood over, electric cooker.

Landing

Window to side aspect, access to loft space, doors to all rooms.

Bedroom 1

Bay window to front aspect, radiator

Bedroom 2

Two windows to rear aspect, radiator

Shower Room

Window to front aspect, shower cubicle, low level wc, hand wash basin in unit, heated chrome towel rail.

Bedroom 3

Window to rear aspect, radiator

Garden Office

uPVC double glazed window to front aspect, uPVC double glazed patio doors leading into garden, power and lighting, stainless steel sink unit, low level wc.

Gardens

The gardens to the rear are raised and one side is laid to lawn and shingle to the other side with a patio area at the bottom, At the top is a lovely decking area where the garden office is and you can catch the sunshine all day.

Garage/Workshop

The garage is accessed via double doors to the front and a courtesy door through the hallway. There is power and lighting and another door leading into the rear garden. The Combi-Boiler is on the right. There is parking to the front too.

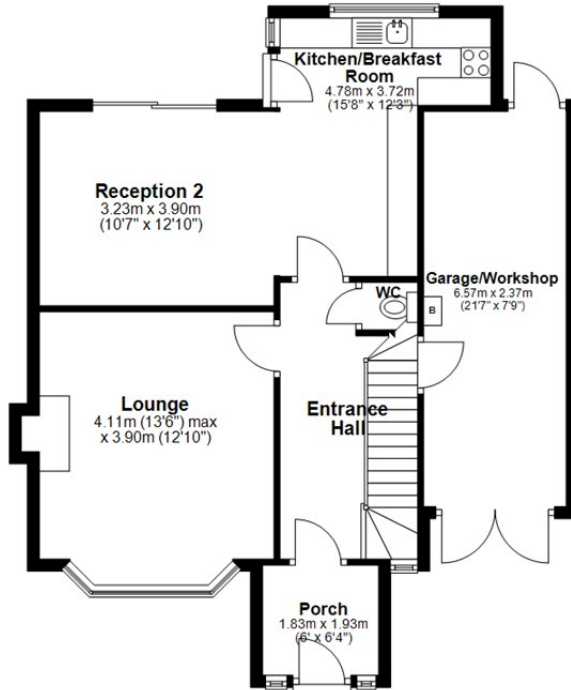
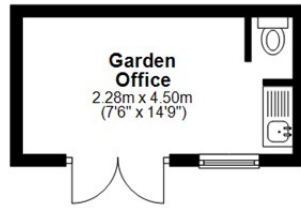
- Three bedroom Semi-Detached House
 - Two Reception Rooms
 - Garage and Parking
 - Close to all Amenities
- Extended to the Rear
 - Downstairs WC
 - Great Location
 - Garden Office



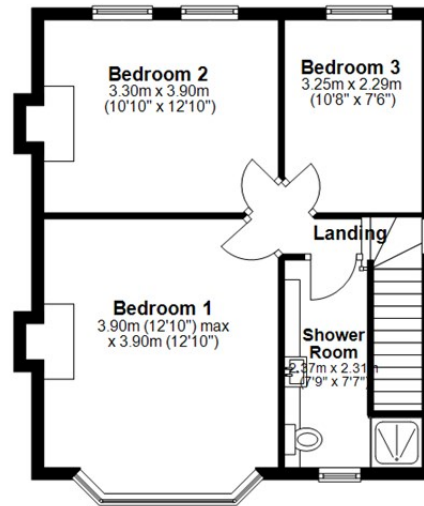
£350,000



Ground Floor
Approx. 82.8 sq. metres (891.3 sq. feet)



First Floor
Approx. 47.3 sq. metres (509.4 sq. feet)



Total area: approx. 130.1 sq. metres (1400.6 sq. feet)

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