



66 OLD QUARRY ROAD,
SHIREHAMPTON, BS11 0ER

GOODMAN
& LILLEY



NESTLED ON THE CHARMING OLD QUARRY ROAD IN SHIREHAMPTON, THIS BEAUTIFULLY PRESENTED MID-TERRACE HOUSE OFFERS A DELIGHTFUL BLEND OF COMFORT AND MODERN LIVING. THE PROPERTY HAS BEEN THOUGHTFULLY MAINTAINED AND UPDATED, MAKING IT AN IDEAL HOME FOR FAMILIES OR PROFESSIONALS ALIKE.

Porch

Composite door with uPVC double glazed window to front aspect, door leading into the hallway

Hallway

Stairs rising to first floor. Doors to all rooms, cupboard housing electrics, radiator

WC

Low level wc, wash hand basin

Dining Room

uPVC double glazed bay window to front aspect, feature fireplace, wooden flooring

Living Room and Play Room

uPVC double glazed patio doors leading into the rear garden with matching side windows, feature gas fireplace, radiator.

Kitchen

uPVC double glazed door with matching window to rear aspect. Fitted with a range of eye level wall and base units with roll top work surface over. Electric fan assisted oven, induction hob with matching hood over. Grey resin sink with mixer tap over. Integrated fridge/freezer, microwave, washing machine, tumble dryer and dishwasher. Double radiator.

Landing

Access to loft space, doors leading to all rooms.

Bedroom 1

Window to front aspect, radiator, door leading to over stairs cupboard.

Bedroom 2

Window to rear aspect, cupboard housing Combi-Boiler, radiator,

Bathroom

L Shaped bath with multi mixer shower over, low level wc, pedestal sink, low level wc, heated towel rail.

Bedroom 3

Window to rear aspect, radiator

Gardens

The south facing garden to the rear is approx 100 foot long and has a lawn area with mature shrub borders. There are a further 3 patio areas and steps leading to rear private lane and the double garage.

Garage and Parking

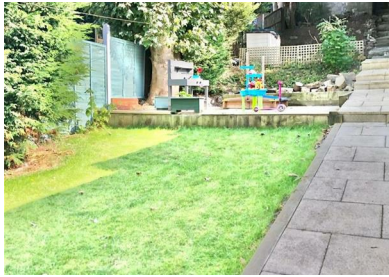
Separate brick built double garage accessed via lane at the rear with up and over door, water and electric. Stunning views over Shirehampton and Avonmouth. There is also parking to the front of the house.

- No Onward Chain
- Downstairs WC and Upstairs Bathroom
- Extended to the Rear
- Close to all Local Amenities

- Separate Reception Rooms
- Fitted Kitchen with Appliances
- Great Location
- Close to all Transport Links

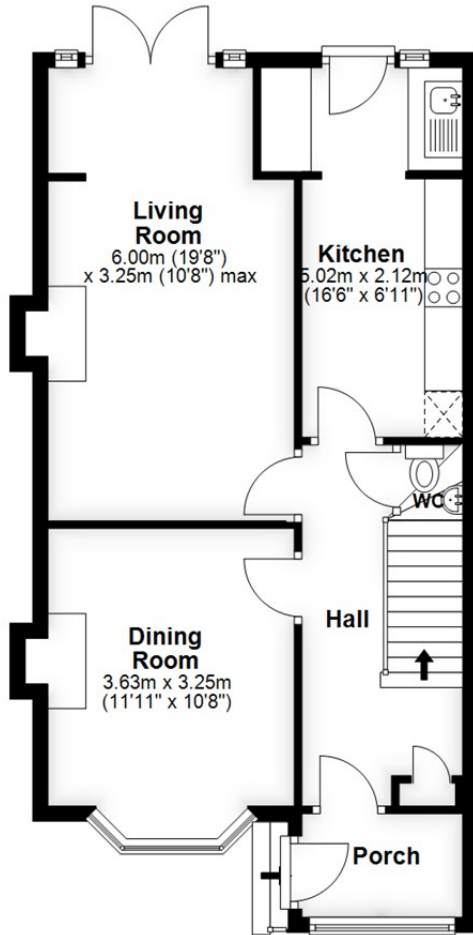


£299,000



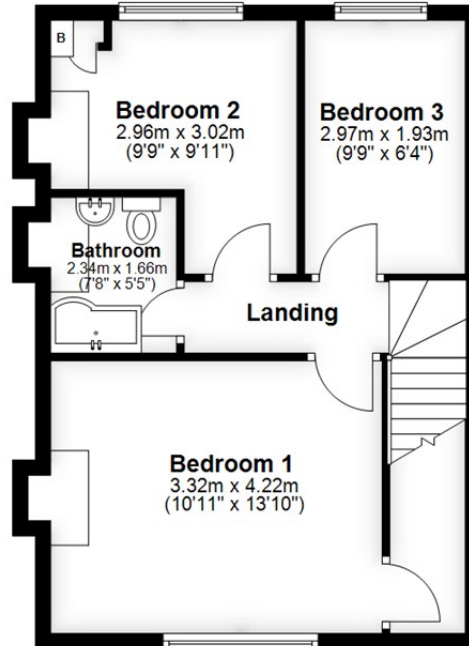
Ground Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Total area: approx. 100.4 sq. metres (1080.3 sq. feet)

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