



47 OLD QUARRY ROAD,
SHIREHAMPTON, BS11 0EP

GOODMAN
& LILLEY



LOCATED ON THE CHARMING OLD QUARRY ROAD IN SHIREHAMPTON, THIS LOVELY 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 AND IS OFFERED WITH NO ONWARD CHAIN.

Entrance Hall

Entrance via uPVC double glazed doors into entrance hall, storage cupboard for coats and electrics, radiator, stairs rising to first floor.

Living Room

Box window to front aspect, open fireplace,

Dining Room

Window to rear aspect, open fireplace with log burner, radiator.

Kitchen

Window to rear aspect, opening into utility room, fitted with a range of wall and base units with roll top work surfaces. Ceramic hob, electric oven, stainless steel sink with mixer tapover.

Utility

Plumbing for washing machine, door leading into the rear garden

Workshop

window to rear aspect, work bench, power and electrics.

First Floor Landing

Access to loft space

Bedroom 1

Window to front aspect, fitted wardrobes, radiator

Bedroom 2

Window to rear aspect, radiator, fitted wardrobes, 1 housing Combi-Boiler

Shower Room

Window to rear aspect, corner shower cubicle, low level wc and wash hand basin in unit, heated chrome towel rail

Bedroom 3

Window to front aspect, radiator

Double Garage

The garage is accessed via the lane to the rear and has a remote control door with power and lighting, there is also a courtesy door via the rear garden

Gardens

The rear garden has a decking area, a lawned area.

Parking

There is parking to the front

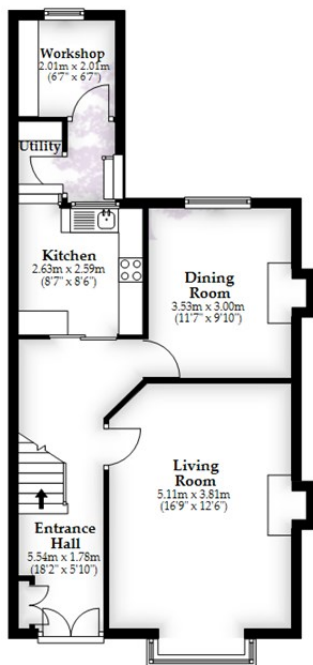
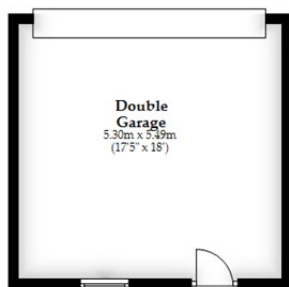
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- No onward chain
 - Two reception rooms
 - Detached double garage and parking
 - Close to all amenities
- Three Bedrooms - Two doubles and a single.
 - Utility room and workshop
 - Great location
 - Close to local schools



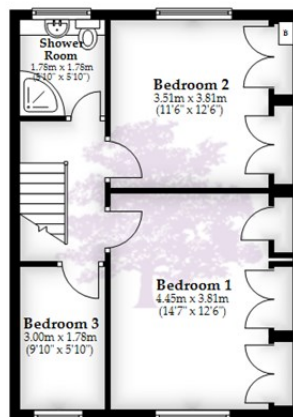
£325,000



Ground Floor



First Floor



Total area: approx. 132.6 sq. metres (1427.5 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.
Plan produced using PlanUp.

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

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