



127 Mancroft Avenue, Lawrence Weston, BS11 0HZ

£250,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

127 Mancroft Avenue, Lawrence Weston, BS11 0HZ

Hurry to view this great size family home located on Mancroft Avenue in the popular area of Lawrence Weston. This delightful house boasts a generous layout, featuring two spacious reception rooms that provide ample space for both relaxation and entertaining. With three well-proportioned bedrooms, this property is perfect for families seeking comfort and convenience.

The house includes a well-appointed shower room, ensuring that all your family's needs are met. An added advantage is the side extension, which enhances the living space and offers flexibility for various uses, whether it be a playroom or additional living area.

For those with vehicles, there is parking available for one car, making it easy to come and go. The property is offered with No onward chain, allowing for a smooth and straightforward purchase process.

One of the standout features of this home is the good-sized rear garden, providing a wonderful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air. Additionally, the location is ideal for families, being in close proximity to reputable primary schools, ensuring that education is easily accessible.

This property presents a fantastic opportunity for anyone looking for a great-sized family home in a friendly community with great local schools and shops nearby. Don't miss the chance to make this lovely house your new home.

The property is laing-easi form construction, so lending criteria must be checked with your mortgage lender.

Call us today on 0117 2130333 and talk with one of our property professionals to arrange an internal inspection.

Tenure: Freehold

Local Authority: Bristol City Council

Council Tax Band... B

Services: Electric, Water, Gas, Mains Drains.

- The Property is offered with No Onward Chain
- Extension to the side
- Good Size Gardens to the Rear
- Close to Good Schools
- 3 Bedroom Semi Detached House
- Lovely Shower Room
- Parking to the Front
- Close to all Local amenities.

Location

The location of this property is near Blaise Castle and Kingsweston Estate. It is also ideally placed for the local Lidl store and the shops at Ridingleaze and the popular "Our Lady of The Rosary" and "St Bedes" Roman Catholic schools. Travel links are a benefit as there are good bus links to Cribbs Causeway and Bristol City Centre and there is easy access by car to the M5/M4 motorway. The Train Station and Park and Ride are 10 minutes away in the village of Shirehampton.

Entrance Hallway

Entrance via uPVC door into hallway, stairs rising to first floor, radiator, understairs cupboard housing electrics.

Kitchen/Breakfast Room

10'0" x 18'10"  
uPVC double glazed window to rear aspect, door leading into store room. Fitted with a range of wall and base units with roll top work surfaces. One and a half bowl stainless steel sink with mixer tap over. Plumbing for washing machine, electric cooker, uPVC double glazed patio doors leading into the rear garden.

Store Room

21'9 x 8'9  
Doors to front and rear aspect, skylight window, this can be used as a utility room or playroom.

Living Room

12'6" x 13'2"  
Window to front aspect, fireplace, radiator

First Floor Landing

Window to side aspect, doors leading to all rooms.

Bedroom 1

10'10" x 13'0"  
Window to front aspect, fitted wardrobes, radiator.

Bedroom 2

10'2" x 11'0"  
Window to rear aspect, radiator, combi-boiler

Shower Room

7'9 x 7'7  
Two windows to side aspect, double shower enclosure, low level wc and vanity sink set in a combination unit, radiator

Bedroom 3

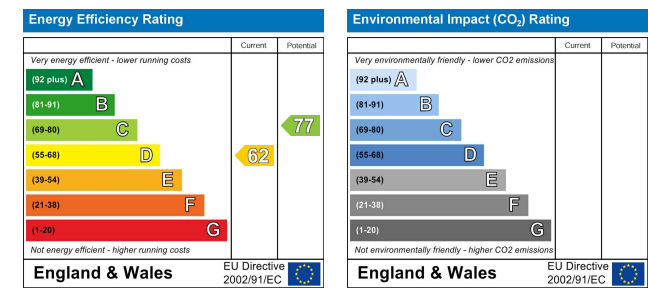
8'4" x 8'4"  
Window to front aspect, radiator

Gardens

The gardens to the rear are a good size and set in tiers, there is a large patio area and a lawned area at the back with mature plants and shrubs, there are also 2 storage sheds and an outside wc.

Parking

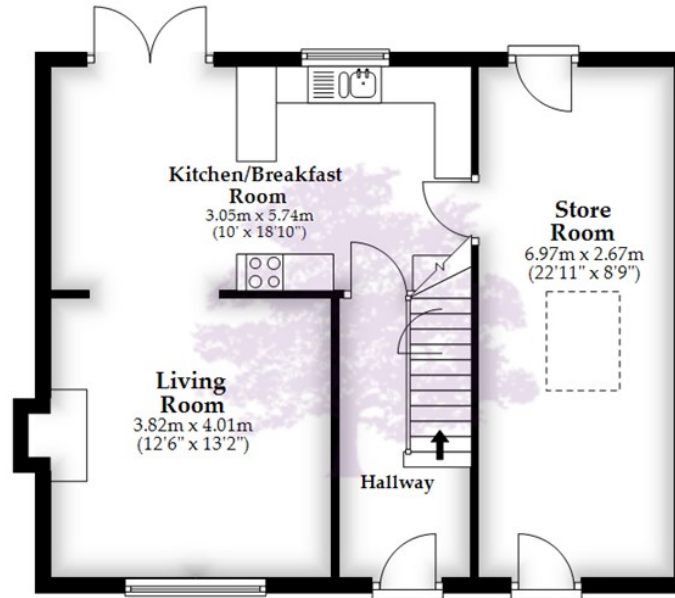
There is parking to the front for 1 vehicle



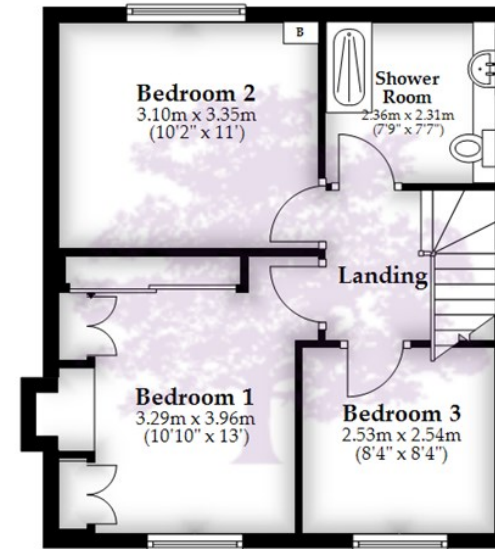
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### Ground Floor



### First Floor



Total area: approx. 100.7 sq. metres (1083.9 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.



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