

SO

RESIDENTIAL



21 Barrow Hill Crescent, Shirehampton, Bristol, BS11 9RD
£205,000

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BS11 9RD



- Family home
- Three generous bedrooms
- Recently refurbished
- Cul-de-sac location
- Spacious reception room
- Tasteful new kitchen
- Separate utility room
- Modern bathroom
- Large rear garden

A recently refurbished three bedroom spacious house located in Barrow Hill Crescent which is a cul-de-sac in Shirehampton with excellent links to the M5 and is ideally placed for the train station, the park and ride, village shops and the lovely riverside walks along the River Avon.



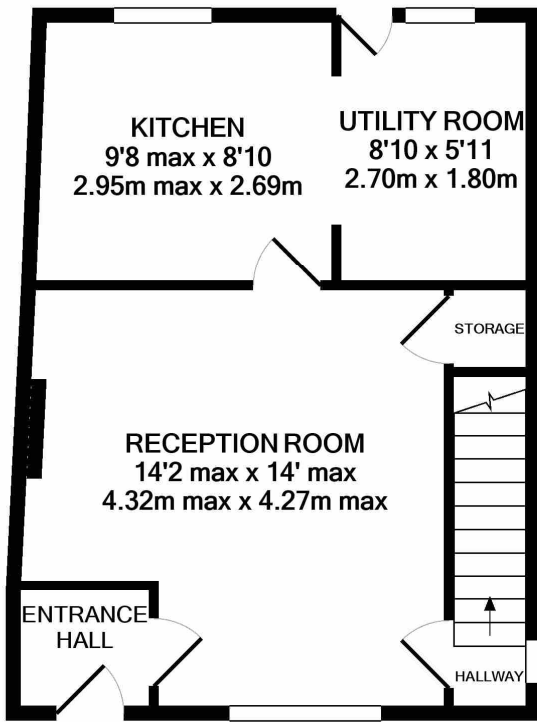


Upon entering this lovely home, you are greeted by an entrance lobby with access directly into the spacious reception room with a large double-glazed window overlooking the front garden, there is an under stairs storage cupboard and wood effect flooring. From the reception room there is a door to the newly fitted kitchen with tasteful base and eye level units, ample work surface including a fitted breakfast bar, tiled flooring, wall mounted gas boiler and double-glazed window overlooking the rear garden. From the kitchen there is a square arch taking you into the spacious utility room with space for numerous appliances including a fridge/freezer and has plumbing for a washing machine and dishwasher. From the reception room there is a door leading you into the inner hall with stairs up to the first floor. On the first floor there are three generous sized bedrooms and a modern bathroom which comprises of a matching white suite with tiled flooring and a shower over the bath. Due to the properties slightly elevated position the two front bedrooms enjoy far reaching views towards the hills over the neighbouring roof tops.

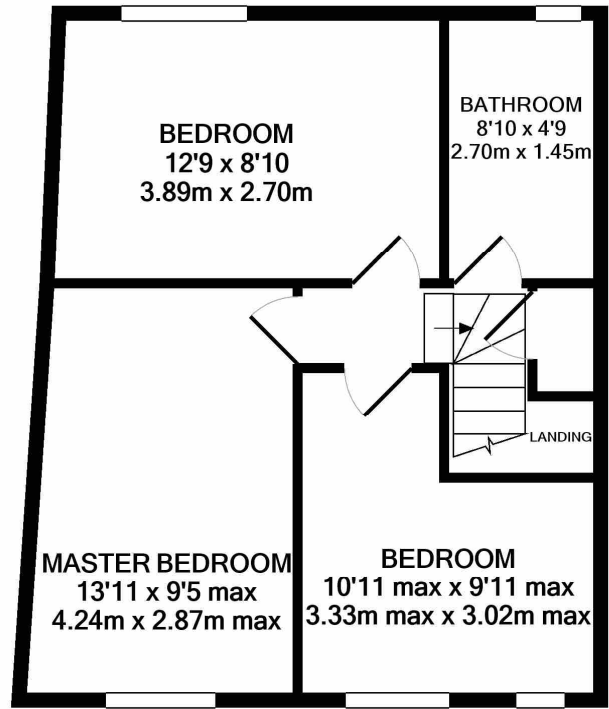
Outside there is a front garden with gated shared side access to the rear garden. The rear garden is a nice length and fenced to side and rear. The garden is mainly lawned and offers a blank canvass to create your own outdoor living space.

This property is lovely and is sure to attract a lot of interest, so an early viewing is recommended. No onward chain!





GROUND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 790 SQ.FT. (73.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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