

HUNTERS®

HERE TO GET *you* THERE



Westerleigh Road

Downend, BS16 6UU

£330,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased this semi-detached house which is located conveniently for the amenities of Downend. These amenities include; schools, bus routes, a wide variety of shops and supermarkets, restaurants, doctors surgeries and dentist. King George V Playing fields are also close by and provide excellent recreational facilities for all age groups. The property is situated ideally for access onto the ring road, for major commuting routes and for the Bristol cycle path.

The property is offered for sale with no onward chain and in brief the accommodation comprises to the ground floor; entrance porch, hallway, lounge with opening through to dining room with French doors leading out to garden and a fitted kitchen with built in oven and hob. To the first floor there are two double sized bedrooms, a single bedroom and a modern family bathroom with an over bath shower system.

Additional benefits include: double glazing, gas central heating, good size lawn rear garden with decking, front garden, driveway and garage within rank to rear of property.

ENTRANCE PORCH

UPVC double glazed double door access, opaque UPVC double glazed door with matching side window panel leading through to hallway.

HALLWAY

Wood effect laminate flooring, radiator, under stair storage cupboard housing Worcester Bosch combination boiler, stairs rising to first floor, doors leading to lounge and kitchen.

LOUNGE

11'9" x 11'2" (3.58m x 3.40m)

UPVC double glazed window to front, engineered oak flooring, wall mounted electric flame effect fire, opening leading through to dining room.

DINING ROOM

11'0" x 10'8" (3.35m x 3.25m)

Engineered oak flooring, double radiator, UPVC double glazed French doors leading out to garden.

KITCHEN

11'8" x 7'4" (3.56m x 2.24m)

UPVC double glazed window to rear, range off fitted wall and base units, laminate work top, 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, extractor fan hood, space and plumbing for washing machine, space for fridge freezer, UPVC opaque double glazed door to side leading out to garden.

FIRST FLOOR LANDING:

LANDING

UPVC double glazed window to side, loft hatch, doors leading to bedrooms and bathroom.

BEDROOM ONE

11'2" x 10'9" (3.40m x 3.28m)

UPVC double glazed window to front, radiator.

BEDROOM TWO

11'3" x 9'10" (3.43m x 3.00m)

UPVC double glazed window to rear, wood effect laminate flooring, LED downlighters, radiator.

BEDROOM THREE

7'5" x 6'11" (2.26m x 2.11m)

UPVC double glazed window to front, wood effect laminate flooring, vertical radiator.

BATHROOM

Two opaque UPVC double glazed window to rear, modern suite comprising: panelled bath with mains controlled shower system over, glass shower screen, vanity unit with wash hand basin inset, concealed W.C, mainly tiled walls, tiled effect laminate flooring, heated towel radiator, LED downlighters.

OUTSIDE:

REAR GARDEN

Raised lawn, wrap around decking providing ample seating space, timber framed shed, side and rear gated access, enclosed by boundary fencing.

FRONT GARDEN

Split level garden with array of plants and shrubs, steps leading up to entrance, enclosed by boundary wall.

DRIVEWAY

To front and side of property laid to tarmac.

GARAGE

Single garage located within rank to rear of property.



Road Map



Hybrid Map



Terrain Map



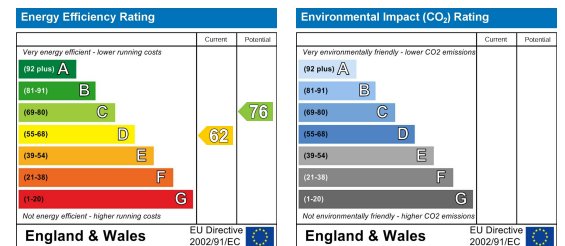
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.