

# HUNTERS®

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## Blackhorse Road

Mangotsfield, Bristol, BS16 9BX

£300,000



Council Tax: C



# 95 Blackhorse Road

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## DESCRIPTION

Positioned on the popular Blackhorse Road in Mangotsfield this spacious three-bedroom extended semi-detached house offers a perfect blend of comfort and convenience. The property boasts a spacious lounge that invites relaxation, while the well-appointed kitchen with built in oven & hob leads to a timber-framed extension, creating an ideal space for dining. French doors open out to the patio/rear garden.

The home features three generously sized bedrooms, providing ample space for family or guests, alongside a modern shower room. With the added benefits of double glazing and gas central heating, this property ensures warmth and energy efficiency throughout the year.

Outside, you will find both front and rear gardens which are low maintenance. The property also includes a driveway that accommodates up to three cars, along with a garage for additional storage or parking.

Conveniently located, this home is close to the amenities of Mangotsfield, Downend, and Emersons Green, offering a variety of shops, cafes, and services. The area is well-served by good transport links, making commuting a breeze. Families will appreciate the proximity to several reputable schools, ensuring quality education options for children.

This property presents an excellent opportunity for those seeking a comfortable family home in a desirable location or a first time buyer looking to make their first step onto the property ladder.

## ENTRANCE HALLWAY

Access via a UPVC double glazed door, radiator, stairs rising to first floor, door leading to lounge.

## LOUNGE

15'0" x 13'0" (4.57m x 3.96m)

UPVC double glazed window to front, radiator, TV point, electric flame effect fire with wood mantel surround, archway leading through to kitchen.

## KITCHEN

16'2" x 9'6" (4.93m x 2.90m)

UPVC double glazed window to rear, range of fitted oak effect wall and base units, laminate work top incorporating 1 1/2 composite sink bowl unit with mixer tap, tiled splash backs, built in Miele 5 ring ceramic hob, extractor fan hood, built in double electric oven, space and plumbing for washing machine, space for tumble dryer, tiled floor, under stair storage cupboard housing gas and electric meters, UPVC double glazed French doors leading through to sun room/dining room.

## SUN ROOM/DINING ROOM

24'11" x 9'7" (7.59m x 2.92m)

Timber framed extension, 2 windows to rear, tiled effect flooring, French doors leading out to rear garden, door to side leading out to side of property.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Built in airing cupboard housing Worcester combination boiler, loft hatch, doors leading to bedrooms and shower room.

### BEDROOM ONE

12'7" x 9'6" (3.84m x 2.90m)

UPVC double glazed window to front, radiator.

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## BEDROOM TWO

11'9" x 9'7" (3.58m x 2.92m)

UPVC double glazed window to rear, radiator.

## BEDROOM THREE

9'5" x 6'5" (2.87m x 1.96m)

UPVC double glazed window to front, radiator.

## SHOWER ROOM

Opaque UPVC double glazed window to rear modern suite comprising: glass shower enclosure housing a mains controlled shower system, close coupled, vanity unit with wash hand basin inset, chrome heated towel radiator, tiled walls, LVT flooring.

## OUTSIDE:

### REAR GARDEN

A low maintenance garden laid to stone chippings, decking to front of sun room with wood canopy over, water tap, side gated access, garden enclosed by boundary fencing.

### FRONT GARDEN

Laid to lawn, paved pathway to entrance.

### DRIVEWAY

To front and side of property providing off street parking for up to 3 cars.



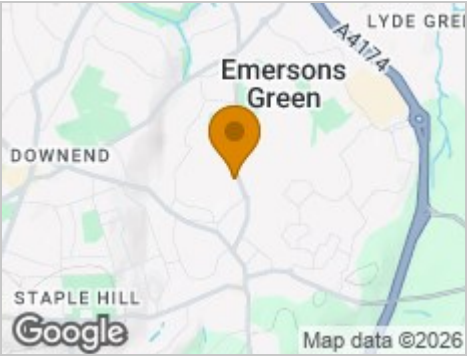
Road Map



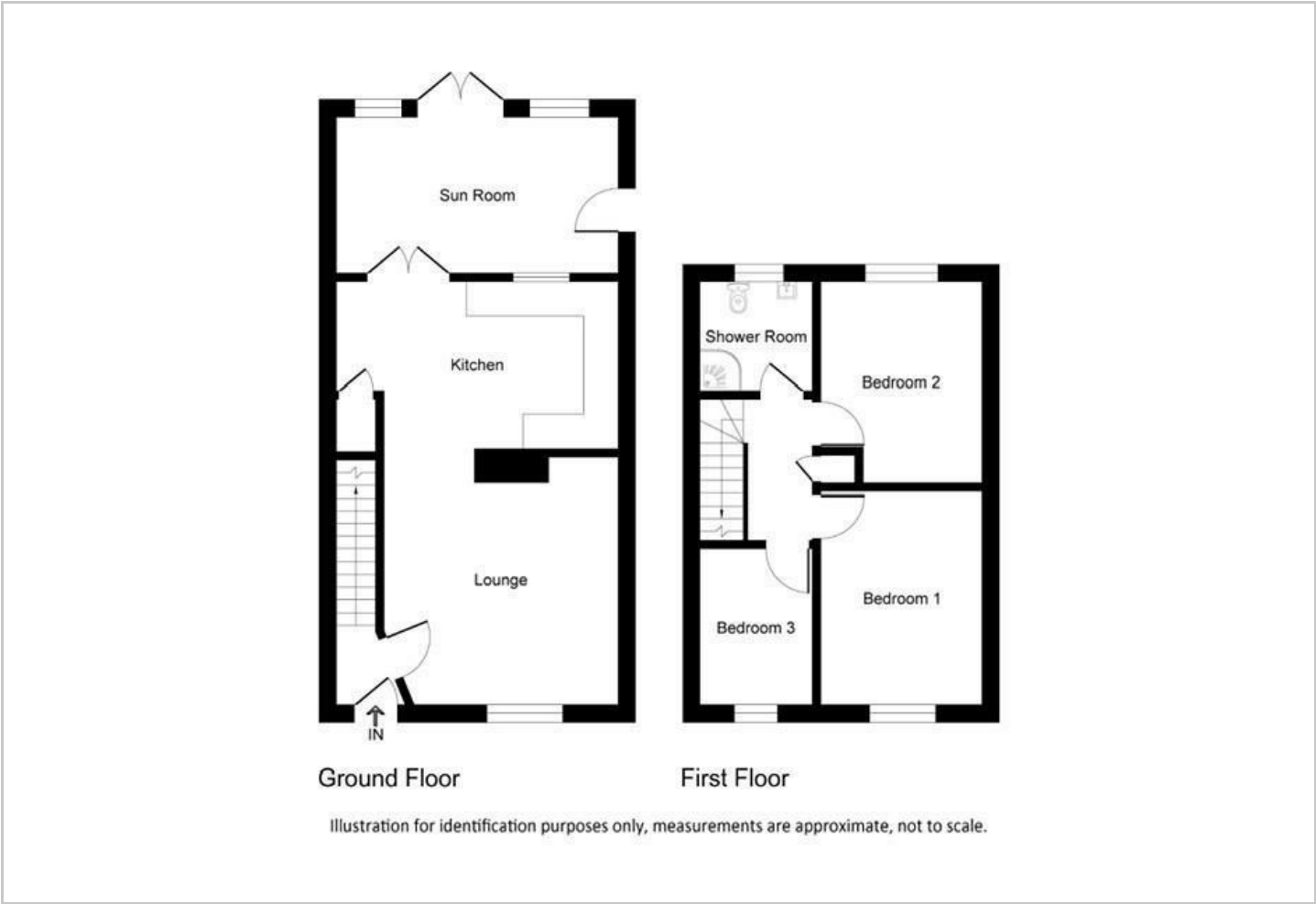
Hybrid Map



Terrain Map



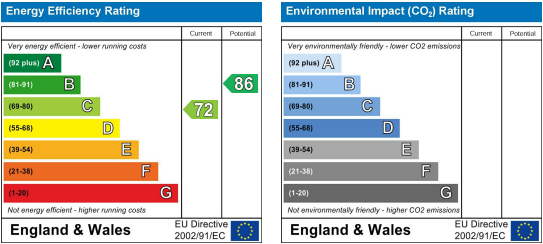
Floor Plan



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.