



**HUNTERS**<sup>®</sup>  
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59 Lisburn Road, Bristol, BS4 1NQ

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£300,000

**\*\* NO ONWARD CHAIN\*\*** Situated on Lisburn Road in Knowle, Bristol, this delightful semi-detached house offers a perfect blend of comfort, convenience and has been recently renovated throughout. With three well-proportioned bedrooms, this property is ideal for first time buyers, families or those seeking extra space.

Stepping into the property you will find an inviting reception room that has double aspect windows featuring a contemporary electric fire and surround, creating a warm and welcoming atmosphere for relaxation and entertaining. The ground floor boasts a modern shower room and separate W/C, providing added convenience for busy households.

Upstairs, you will find an additional W/C, ensuring that morning routines run smoothly.

The recently renovated kitchen is a standout feature, boasting contemporary finishes, ample storage space and new upright fridge freezer to be included. Adjacent to the kitchen, a separate utility room adds convenience, making household chores a breeze, with the washing machine to be included.

The property features both front and rear gardens, offering a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The gardens are perfect for children to play in or for hosting summer barbecues with friends and family.

The location on Lisburn Road is particularly appealing, with easy access to local amenities, schools, and transport links. There is an active local community with the Park Centre offering a local gym and community centre activities. There is a variety of shops, cafés and pubs situated nearby on Wells Road or at Imperial Park. Also close by, Redcatch Park and its Community Gardens, offering green spaces, play areas, and events throughout the year.

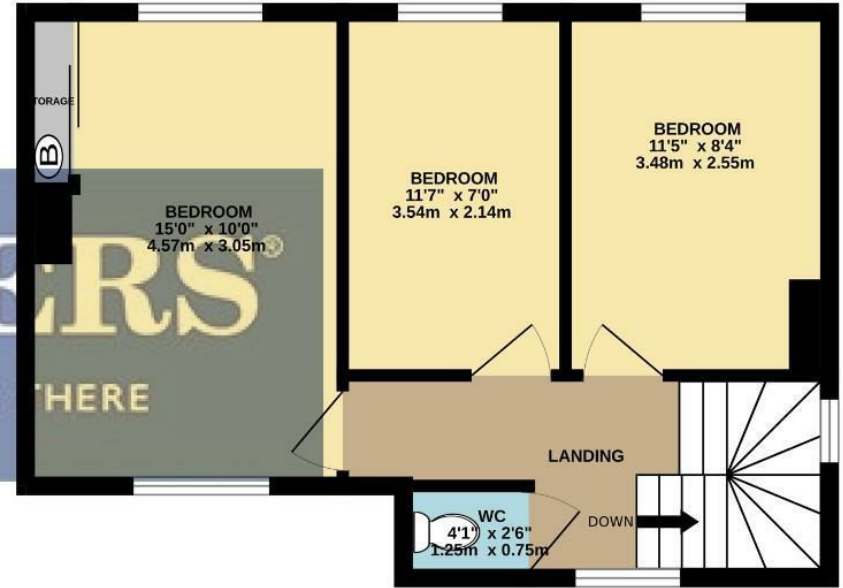
Contact us today to arrange your internal viewing.

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GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.

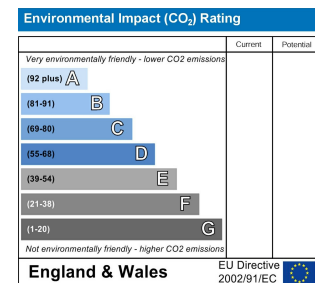
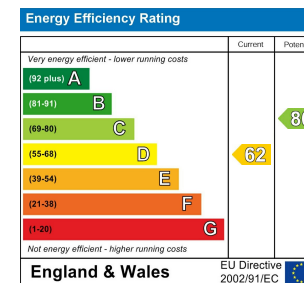
1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### Front Garden

Situated to the front of the property, Enclosed via hedges and stone wall, Laid to Lawn, Pathway to front of property, Gate providing side access.

### Entrance Hall

Entrance door to front elevation, New security alarm system, Mains powered fire and carbon monoxide alarm system, Stairs to first floor, Doors to rooms, Door to W/C, Under stairs storage cupboards, Cupboards housing electrics, Radiator, Vinyl flooring.

### Lounge

Double glazed windows to front and rear elevation, Chimney breast, Contemporary electric fire and surround, Radiator, Carpet.

### Kitchen

Double glazed window to rear elevation, Wall and base units with work surfaces above, Fitted oven with electric hob and extractor fan above, Sink drainer, New upright fridge freezer, Door to Lobby, Electrical sockets with USB ports, Radiator, Vinyl flooring.

### Ground Floor W/C

Combined wash hand basin toilet, Extractor fan and heater, Vinyl flooring.

### Lobby

Double glazed door to Garden, Door to Shower Room, Opening to Utility Room, Radiator, Vinyl flooring.

### Utility Room

Wall and base units with work surfaces above, New washing machine, Vinyl flooring.

### Shower Room

Double glazed window to side elevation, Shower cubicle, Wash hand basin, Under sink storage unit, Shaver socket, Extractor fan, Heated towel rail, Vinyl flooring.

### Landing

Double glazed windows to side and front elevation, Doors to rooms, Radiator, Carpet.

Access hatch to attic where a low energy whole house PIV ventilation system is installed to improve air quality and ensure a healthy living environment.

### Bedroom One

Double glazed windows to front and rear elevation, Chimney breast, Fitted wardrobe, Combi boiler, Multiple plug sockets - some with USB ports, Radiator, Carpet.

### Bedroom Two

Double glazed window to rear elevation, Chimney breast, Multiple plug sockets - some with USB ports, Radiator, Carpet.

### Bedroom Three

Double glazed window to rear elevation, Multiple plug sockets - some with USB ports, Radiator Carpet.


### First Floor W/C

Combined wash hand basin toilet, Heated towel rail, Extractor fan, Vinyl flooring.

### Rear Garden

Enclosed via stone walls, Large patio area, Laid to lawn, Side access via gate, Outdoor tap, Outdoor light, Outdoor electrical socket.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. 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.









