HUNTERS®

HERE TO GET *you* THERE



Quakers Road

Downend, BS16 6NJ

£450,000

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Council Tax: D





111 Quakers Road

Downend, BS16 6NJ

£450,000





DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this 1950's built semi-detached family home located within the highly sought after Bromley Heath area of Downend. The property is conveniently positioned on the doorstep of the ever popular Bromley Heath Infant and Junior schools and a short walk to Queensholm Park and local shops. The area has excellent transport links, with easy access onto the Avon Ring Road, motorway networks and Cycle Pathway.

The property offers spacious living accommodation which comprises: entrance porch, entrance hallway, lounge, separate dining room both with feature fireplaces with French doors leading out to rear garden and a 15ft kitchen. To the first floor can be found 2 double bedrooms and a generous sized third bedroom and a large family bathroom with shower enclosure.

The property benefits from having double glazing and gas central heating, a good sized lawn rear garden with patio, garage and driveway providing ample off street parking.

PORCH

Access via a UPVC double glazed sliding door, opaque UPVC double glazed window to side, quarry tiled floor, hardwood opaque glazed door to hallway.

HALLWAY

Opaque glazed window to front, radiator, under stair storage cupboard housing electric meter, oak effect laminate flooring, stairs rising to first floor, doors leading to: lounge, dining room and kitchen.

LOUNGE

14'6" (into bay) x 13'2" (4.42m (into bay) x 4.01m)
UPVC double glazed bay window to front, double radiator, cast iron feature fireplace with slate hearth and wood mantel.

DINING ROOM

12'4" x 11'8" (3.76m x 3.56m)
UPVC double glazed French doors leading out to rear garden, cast iron feature fireplace with wood mantel surround and quarry tiled hearth, radiator, fitted shelving to side alcove.

KITCHEN

15'8" x 8'5" (4.78m x 2.57m)
UPVC double glazed window to rear, range of oak effect wall and base units, granite work top, tiled splash backs, space for cooker, extractor fan hood, space and plumbing for washing machine, space for fridge freezer, built in utility cupboard providing space for tumble dryer, wall mounted Worcester combination boiler, double radiator, oak effect laminate flooring, door to outer lobby.

OUTER LOBBY

Door to toilet, opaque UPVC double glazed door to side leading out to rear garden.

TOILET

Close coupled WC, part tiled walls, tiled floor.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, loft hatch with pull down ladder (loft partly boarded with light), spindled balustrade, doors leading to bedrooms and bathroom.

BEDROOM ONE
14'11" (into bay) x 11'10" (4.55m (into bay) x 3.61m)
UPVC double glazed bay window to front, radiator.

BEDROOM TWO
12'5" x 11'9" (3.78m x 3.58m)
UPVC double glazed window to rear, radiator, built in cupboard with hanging rail and shelving.

BEDROOM THREE
8'8" 8'6" (2.64m 2.59m)
UPVC double glazed window to front, radiator.

BATHROOM
8'11" x 8'3" (2.72m x 2.51m)
Opaque UPVC double glazed windows to rear and side, white suite comprising: panelled bath, close coupled WC, vanity unit with wash hand basin inset, large walk in shower enclosure housing a mains controlled shower with drench head, LED downlighters, extractor fan, part tiled walls, tiled floor.

OUTSIDE:

REAR GARDEN
Raised patio providing ample seating space leading to a good sized lawn, plum tree, side gated access, enclosed by boundary fencing.

FRONT GARDEN
Border to stone chippings, variety of shrubs and trees, enclosed by boundary wall.

DRIVEWAY
Brick paved driveway to front of property providing ample off street parking.

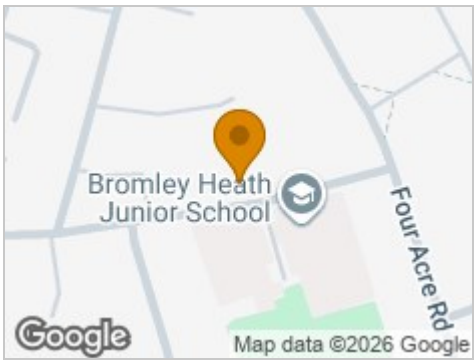








Road Map



Hybrid Map



Terrain Map



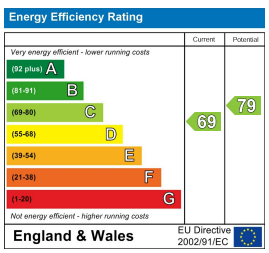
Floor Plan

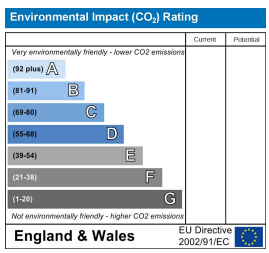


Viewing

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.

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