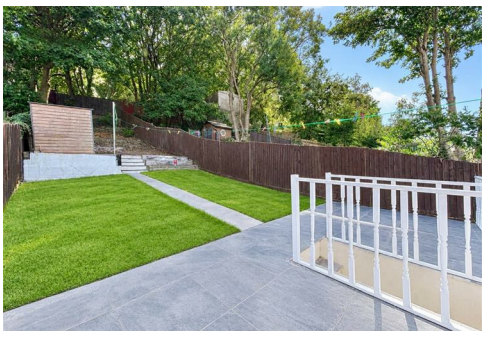








70 OLD QUARRY ROAD, BRISTOL BS11 0ER

£335,000

PROPERTY DESCRIPTION

Offered for sale with NO ONWARD CHAIN, this beautifully presented three-bedroom end-of-terrace home combines character, comfort and modern touches, with the added benefit of off-street parking for two cars and a particularly appealing position close to Kings Weston woodland.

From the moment you arrive, the property has an attractive and welcoming feel, with a neat front lawn, driveway providing parking for two vehicles and charming cottage-style windows with traditional multi-pane detailing. The home has been recently painted throughout and is presented in excellent condition, making it ideal for buyers looking to move straight in without the need for immediate work.

Inside, the living room is a particularly cosy space, centred around a feature log-burning stove which creates a warm and inviting focal point. The bay window adds further character, with a solid timber seating area providing a lovely natural finishing touch. Solid wood doors can be found throughout the property, complementing the home's character, while laminate flooring runs through the ground floor and carpeting has been fitted upstairs.

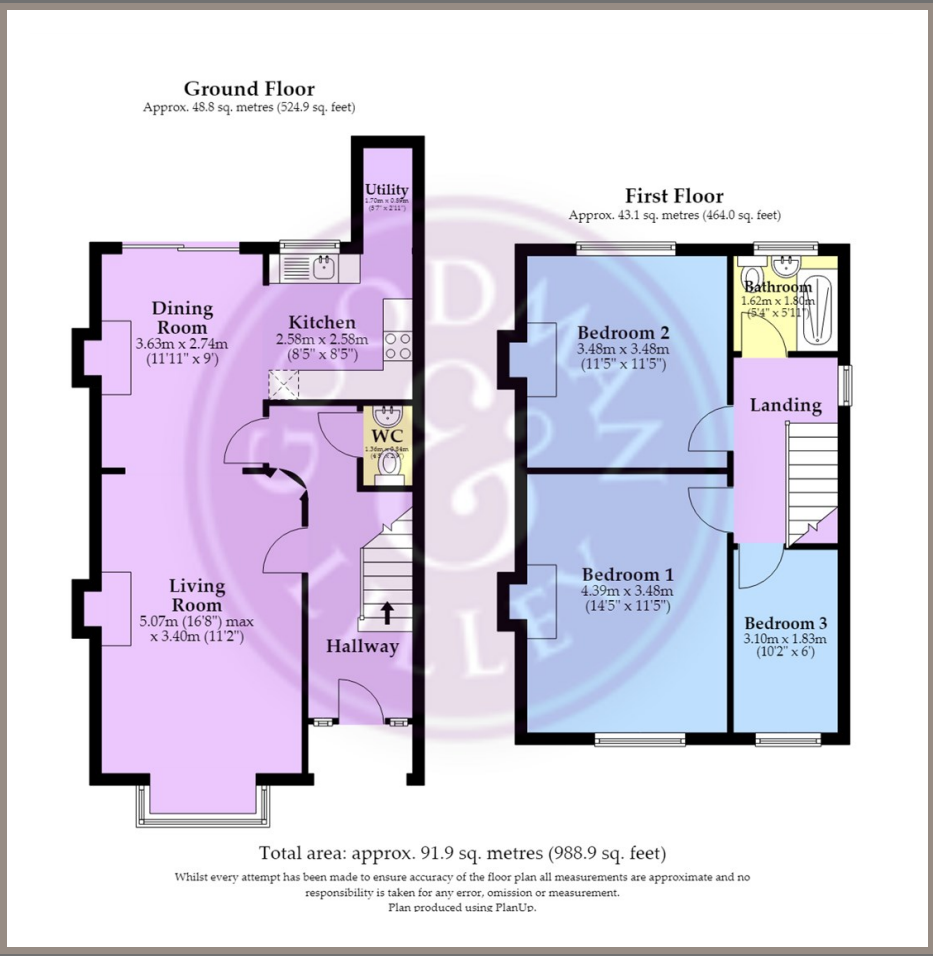
To the rear of the property is a well-appointed kitchen/diner, recently fitted approximately six months ago and finished in a contemporary style. The kitchen is equipped with a fitted gas hob and oven, with a dedicated area for the washing machine and the boiler neatly positioned around the corner. The dining area benefits from sliding doors opening directly onto the garden, creating a lovely connection between the kitchen and outside space and making the room particularly well suited to everyday family life and entertaining.

The first floor provides three bedrooms, comprising two comfortable doubles and a useful single bedroom, which could equally lend itself to use as a child's bedroom, home office or dressing room. The bathroom has been finished in a modern style and is fully tiled, creating a clean and practical space.

Outside, the rear garden offers a pleasant combination of seating and lawned areas. Directly outside the kitchen/diner is a brick-paved area, providing an ideal spot for outdoor seating or dining, before steps lead up to the lawned section beyond. There is also useful side access, while a rear gate provides access to the lane behind the property. From here, the surrounding Kings Weston woodland is readily accessible, offering an excellent opportunity to enjoy the extensive nearby green space and woodland walks.

The location is another key attraction. Shirehampton provides a good range of everyday amenities, with local shops, cafés, pubs, pharmacy and other services available nearby. Shirehampton railway station is also within easy reach, while the Portway provides excellent road access towards Bristol and the M5, making the property well positioned for commuters travelling across the city and further afield. The surrounding area also offers a good selection of schools and, for those who enjoy getting outdoors, the nearby Kings Weston Estate provides extensive woodland, parkland and walking routes.

With its combination of three bedrooms, excellent presentation, a recently fitted kitchen, character features, two-car off-street parking, private garden, woodland access and NO ONWARD CHAIN, this is a particularly appealing home in a popular part of Shirehampton. Early viewing is highly recommended to fully appreciate the quality, character and location this property has to offer.



Total area: approx. 91.9 sq. metres (988.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

GOODMAN & LILLEY

GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE
156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

CLEVEDON
28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

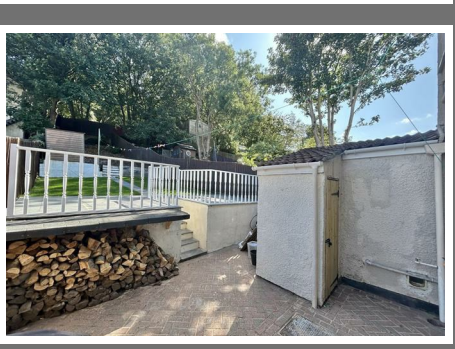
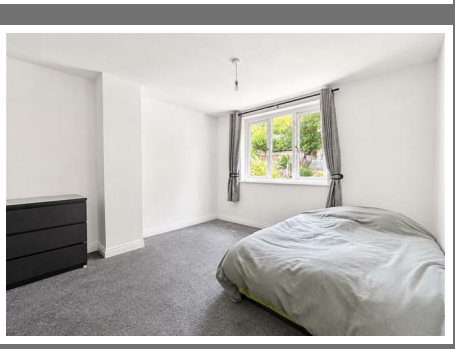
LAND & NEW HOMES
0117 213 0151
LNH@goodmanlilley.co.uk
18742856

SHIREHAMPTON
9 High Street
Shirehampton
BS11 0DT
0117 213 0333
shire@goodmanlilley.co.uk

PORTISHEAD
Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

LETTINGS
01275 299010
lettings@goodmanlilley.co.uk




- NO ONWARD CHAIN – ideal for a swift move
- Recently fitted kitchen – approximately 6 months old
- Modern fully tiled bathroom
- Off-street driveway parking for two cars
- Beautifully presented three-bedroom end-of-terrace home
- Cosy living room with feature log-burning stove
- Recently redecorated throughout
- Useful side access and rear gate leading to the back lane

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

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