



55 Stanton Road, Bristol, BS10 5SJ

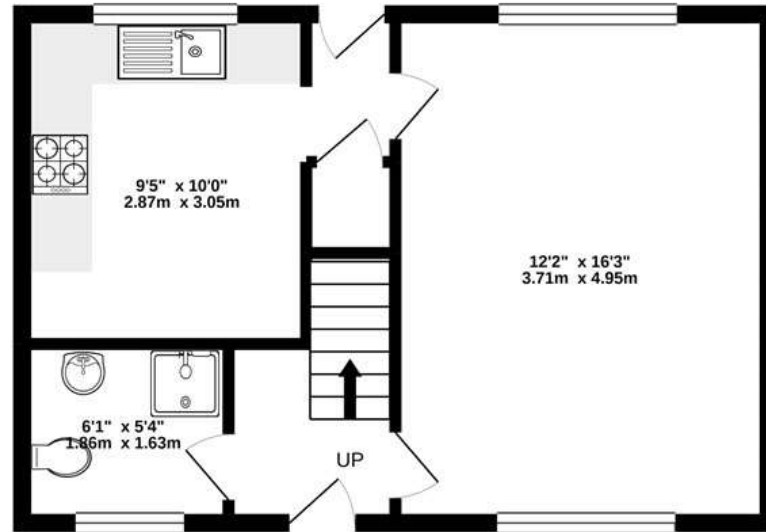
£240,000

Offered to the market is this well presented three bedroom family home. The accommodation comprises of entrance hallway, living room, rear hallway with door out to the garden, kitchen breakfast room and family bathroom. To the first floor are three family sized bedrooms. To the rear of the property is a mature garden measuring approximately 19m in length. Further benefits to the property include off-street parking, side access and gas central heating. The property is well positioned within close proximity of major employers such as Southmead Super Hospital, the aerospace industry as well as being located close to the M4/M5 motorway networks.

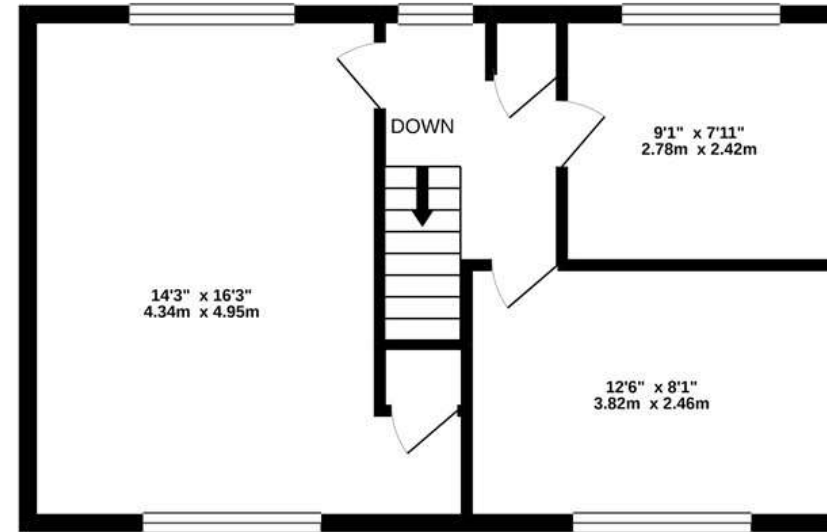


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



FIRST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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Entrance

Entrance via front door into hallway.

Living Room

4.95m x 3.71m (16'3" x 12'2") (to maximum points)
Dual aspect, single glazed window to front and rear, cornicing, door into rear hallway, space for fire with tiled and wooden surround and hearth, radiator.

Rear Hallway

1.87m x 0.84m (6'2" x 2'9")
Obscured single glazed door to rear providing access to garden, door into kitchen breakfast room and understairs storage cupboard.

Kitchen Breakfast Room

3.05m x 2.87m (10' x 9'5")
Single glazed window to rear overlooking the garden, contemporary kitchen comprising a range of matching wall and base units, wooden worksurface over, tiled splashbacks, stainless steel sink with drainer unit and mixer tap over, integrated appliances including an electric oven, gas hob with extractor canopy over, space for upright fridge freezer, space and plumbing for washing machine, space for breakfast table and chairs, coving and radiator.

Bathroom

1.63m x 1.86m (5'4" x 6'1")
Obscured single glazed window to front, three piece suite comprising of corner shower with electric shower attachment, pedestal wash hand basin and low level WC. Extractor fan and heated towel rail.

First Floor Landing

2.40m x 1.83m (7'10" x 6') (to maximum points)
Single glazed window to rear, stairs rising from ground floor, doors to first floor rooms, storage cupboard housing Vaillant gas combination boiler, access to loft.

Master Bedroom

4.95m x 4.34m (16'3" x 14'3") (to maximum points)
Spanning the full depth of the house, dual aspect, single glazed windows to front and rear, overstairs storage cupboard and radiator.

Bedroom Two

3.82m x 2.46m (12'6" x 8'1")
Single glazed window to front and radiator.

Bedroom Three

2.78m x 2.42m (9'1" x 7'11")
Single glazed window to rear overlooking garden, radiator.

Rear Garden

Measuring approximately 19m in length and accessed via door from rear hallway, patio area with ample space for outside table and chairs, the rest of the garden is mainly laid to lawn with a range of mature shrubs and trees, outside tap, storage shed, greenhouse and side access.

Front of Property

Gated to the front with parking space, the rest of the front garden is mainly paved with flower beds, mature shrubs and trees and side access to the rear garden.

