



39 Shackleton Avenue
Yate, Bristol, BS37 4NW

£300,000

Property Features

- Well presented 3 bedroom link-detached family home
- Family bathroom
- Lounge
- Gardens front and rear
- Kitchen/diner
- Garage and parking
- Garden room

Full Description

ENTRANCE PORCH

PVCu double glazed door with PVCu double glazed window to front, tiled flooring.

HALLWAY

Stairs to first floor, radiator.

LOUNGE

14' 11" x 10' 11" (4.55m x 3.33m)

PVCu double glazed bow window to front, radiator, understairs cupboard with light, laminate flooring, coved ceiling.

KITCHEN/DINER

14' 3" x 9' 1" (4.34m x 2.77m) max

PVCu double glazed window to rear garden, PVCu double glazed French doors to garden room, range of wall and base units with work surfaces over, fitted dresser, one and half bow sink unit, tiled splashbacks, integrated fridge/freezer, gas hob with extractor hood over, built in double electric oven with top grill under, plumbing for slimline dishwasher and washing machine, breakfast bar, radiator.

GARDEN ROOM

10' 6" x 8' 1" (3.2m x 2.46m)

PVCu double glazed French doors to side, 9 x PVCu double glazed top opening windows, wall mounted electric heater, laminated flooring.

LANDING

PVCu double glazed window to side, access to loft space, cupboard housing Worcester combination gas boiler and radiator.



BEDROOM ONE

12' 3" x 8' 1" (3.73m x 2.46m)

PVCu double glazed window to front, built in wardrobes, radiator.



BEDROOM TWO

9' 9" x 8' 1" (2.97m x 2.46m)

PVCu double glazed window to rear, radiator.

BEDROOM THREE

9' 6" x 6' 0" (2.9m x 1.83m)

PVCu double glazed window to front, radiator, built in cupboard.

BATHROOM

PVCu double glazed obscured window to rear, white bathroom suite comprising bath with mixer tap shower attachment plus over bath shower, pedestal wash hand basin, W.C., half tiled walls, wall mounted heated towel rail.



REAR GARDEN

Laid to lawn with patio area, flower borders, plus raised flower border, stone built BBQ.

FRONT GARDEN

Laid to lawn with flower borders, access gate to rear garden.

GARAGE

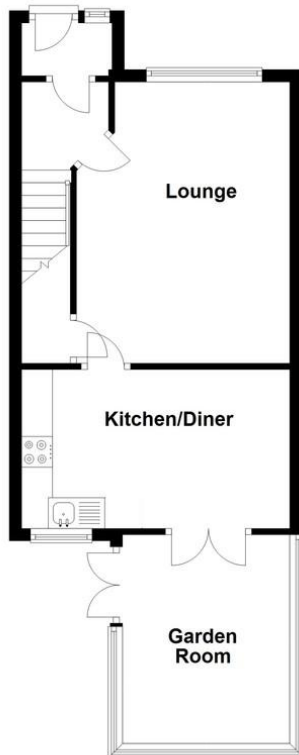
With up and over door, power and light, rear courtesy door to garden, parking on driveway to front for two vehicles.





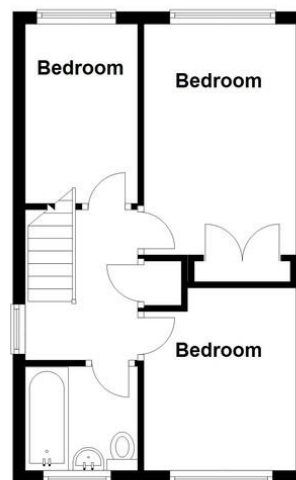
Ground Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 74.6 sq. metres (802.8 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements