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22 Manworthy Road, Brislington, Bristol, BS4 4PR

£280,000

Ideally positioned with all the amenities of Sandy Park only a stroll away and with the easy links to the city is this well presented home boasting a lovely size southerly rear garden. In brief, the accommodation comprises entrance hallway, a bayed lounge with a feature fireplace, a separate dining room, fitted kitchen with useful utility area off and having two double bedrooms and a large bathroom with walk in shower to the first floor. A fantastic opportunity for those seeking a period property in a great location.

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Accommodation Comprises

Entrance

Double glazed composite entrance door with a top light inset

Hall



Inset spot lighting, utility cupboard, wood effect flooring, radiator, part glazed doors into:-

Lounge 13'3"x 11'8" (4.05mx 3.58m)



uPVC double glazed bay window to the front aspect, period coved ceiling, open chimney housing a gas stove with a surround, tv and telephone points, radiator.

Dining Room 11'10" x 12'0" (3.63m x 3.68m)



uPVC double glazed door with a top light opening to the rear garden, under stairs storage cupboards, covered radiator, opening into:-

Kitchen 11'4" x 7'8" (3.46m x 2.34m)



Fully tiled and fitted with a range of wall and base units incorporating under cabinet lighting and laminate worktop with a ceramic sink, built-in electric oven and hob with an extractor over, plumbing for washing machine and dishwasher, space for a fridge freezer, uPVC double glazed windows to dual aspects.

Landing



Balustrade landing with an access hatch to the loft space, stripped period doors to:-

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Bedroom One 11'0" x 14'11" (3.36m x 4.57m)



uPVC double glazed windows to the front aspect, radiator.

Bedroom Two 10'7" x 9'8" (3.23m x 2.95m)



uPVC double glazed window to rear aspect, radiator.

Bathroom 11'3" x 14'11" (3.44m x 4.57m)



uPVC double glazed window to the side aspect, tiled walls and fitted with panelled bath, w/c, pedestal wash hand basin and a walk in shower cubicle, heated towel rail, cupboard housing a Vaillant combi boiler.

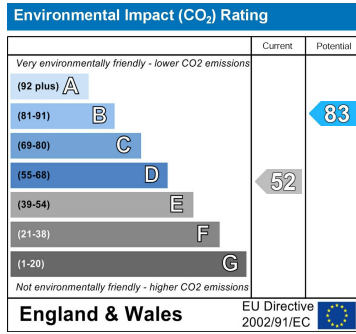
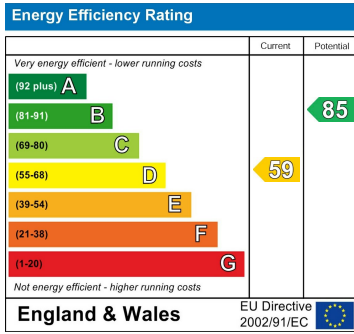
Gardens



Front - Low boundary walling with a path to the front door and with an area laid to chippings.

Rear - Boasting a southerly aspect and being enclosed by wall and fencing and presented to an initial deck with lawn and planted areas. Timber storage shed.

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For illustration purposes only. Not to scale

