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Milton Hillside

£335,000

- * NO ONWARD CHAIN
- * Detached Garage To Rear
- * 3 Bedrooms
- * 2 Reception Rooms
- * Downstairs W.C.
- * Westerly Rear Garden



114 High Street, Worle, BS22 6HD

1 Manor Road, Weston super Mare, BS23 2SS

Description

There is 'no onward chain' with this older semi detached house, featuring a first floor balcony, westerly facing rear garden with detached garage and 3 good size bedrooms, the smallest measures a decent 12' x 8'9". A characterful hallway complements 2 separate receptions and many will appreciate the inclusion of a downstairs WC. The driveway provides off road parking and continues to the side of the property and into the rear garden. The property occupies a slightly elevated position within reach of Weston town amenities.

Accommodation

Entrance

uPVC front entrance door opening to entrance porch, with further multi pane glazed door to

Entrance Hall 12' 3" x 5' 2" (3.73m x 1.57m)

Plus staircase for the first floor accommodation and built in under stairs storage cupboard, additional recess under stairs. Radiator. Picture rail.

Lounge 13' 5" into Bay x 12' 2" (4.09m x 3.71m)

Picture rail, radiator, double glazed Bay window to front aspect.

Dining Room 13' 5" x 11' 5" into recess (4.09m x 3.48m)

Picture rail, radiator, double glazed window to rear aspect.

Downstairs Cloakroom

With low level W.C. Wash hand basin, tiled to splashbacks. Obscure double glazed window.

Kitchen 13' 5" x 8' 8" (4.09m x 2.64m)

Fitted with a range or wall and base units with roll edge worksurfaces over. Sink unit with tiling to splashbacks. Space for washing machine and cooker. Double glazed windows to side and rear. Door through to

Rear Lobby

Access to a useful storage recess. Door to side of property with access to rear garden.

First Floor Landing Measuring and impressive 8' 12 wide

and featuring double doors opening out onto balcony. Picture rail, built in cupboard housing gas fired boiler. Further storage cupboard.

Bedroom 1 11' 5" plus Bay x 12' 2" (3.48m x 3.71m)

Corner shower cubicle, picture rail, radiator. Double glazed Bay window to front aspect.

Bedroom 2 13' 6" x 11' 7" max (4.11m x 3.53m)

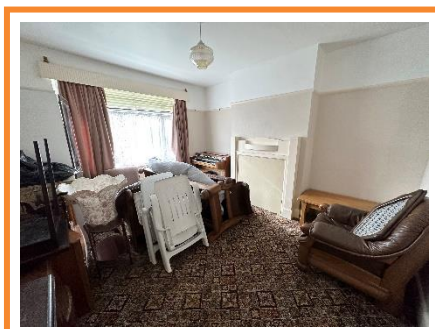
Radiator, picture rail. Double glazed window to rear aspect.

Bedroom 3 12' 0" Plus recess x 8' 9" (3.65m x 2.66m)

Radiator. Picture Rail. Dual aspect double glazed window to side and rear.

Bathroom

Bath, pedestal wash hand basin, low level W.C. Heated towel rail. Part tiled walls. Arched recess. Obscure double glazed window to side aspect.



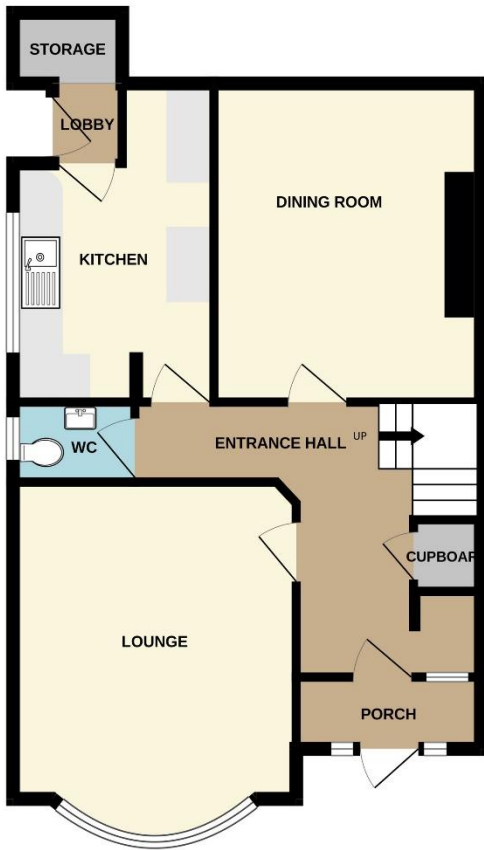
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Outside

Good size frontage including a lawned garden with borders, plus adjacent driveway providing off road parking. There is a side gate and fencing, however, the driveway continues into the rear garden and to a detached garage with up and over door. The rear garden enjoys a westerly facing aspect, including an area laid to grass and garden shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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