

## 13 Birchdale Road, Bristol, BS14 9TW

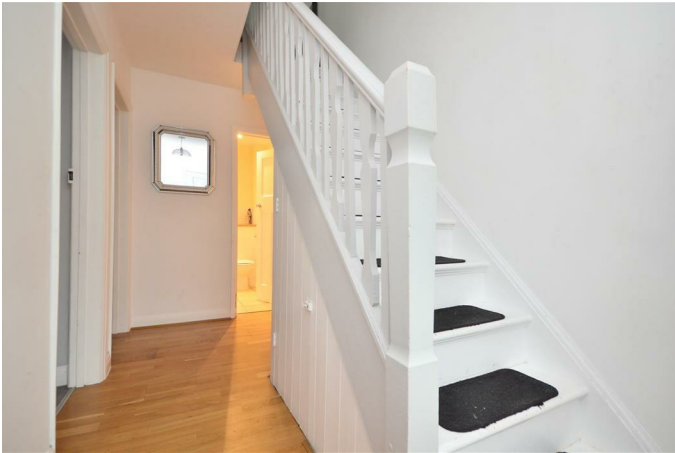
**£325,000**

This extended terraced three-bedroom home is for sale in a cul-de-sac location in the BS14 area of Bristol, offering a practical layout suited to families. The property is neutrally decorated and has been extended to provide three good size bedrooms, comprising two doubles and one generous single.

On the ground floor there is a sitting room with a separate dining room and a kitchen, creating distinct spaces for relaxation and mealtimes. A handy ground floor WC and utility space add further day-to-day convenience. Upstairs, the accommodation is served by a family bathroom. Outside, there is a good size rear garden, while the tarmacked front garden offers potential for a double driveway, subject to local consents to drop the kerb. Plus rear access with potential to build a garage (STPP)

The area benefits from local amenities, including shops and services in nearby Hengrove and Knowle, with larger retail options at Imperial Retail Park. Nearby schools include several primary and secondary options in the BS14 area, making this a practical choice for families.

### Entrance Hall



### Kitchen

10'4" x 8'9" (3.15 x 2.69)



### Utility Room & WC

7'0" x 5'6" (2.14 x 1.68)



### Sitting Room

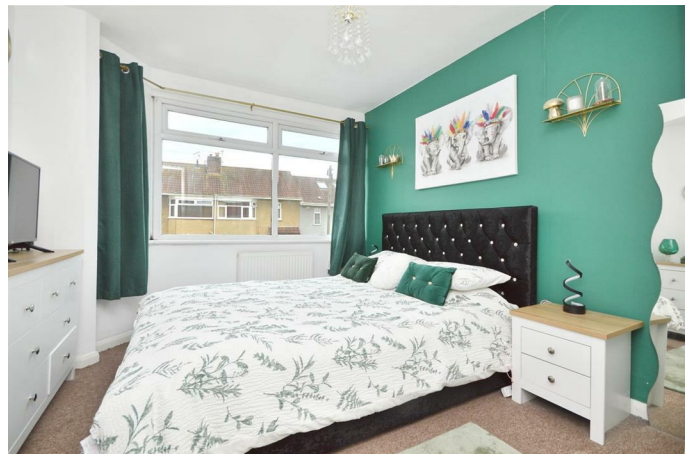
12'11" x 11'3" max (3.95 x 3.44 max)



### First Floor Landing

#### Bedroom One

11'7" x 9'10" max (3.54 x 3.00 max)



### Dining Room

13'1" x 10'5" (3.99 x 3.19)



### Bedroom Two

10'6" x 9'9" (3.21 x 2.98)



### Bedroom Three

9'7" x 5'9" (2.93 x 1.76)



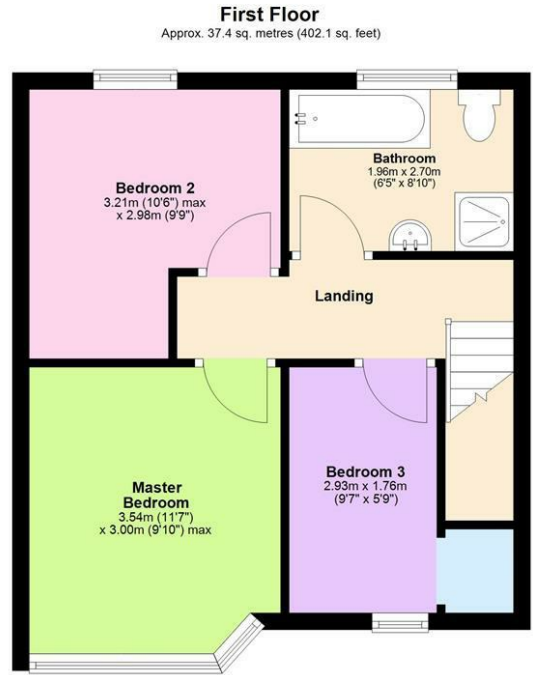
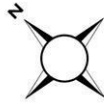
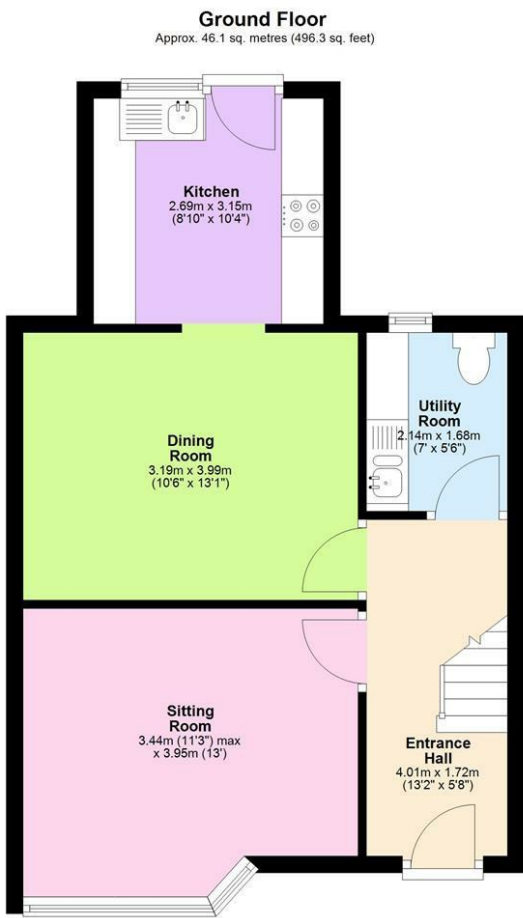
### Bathroom

8'10" x 6'5" (2.70 x 1.96)



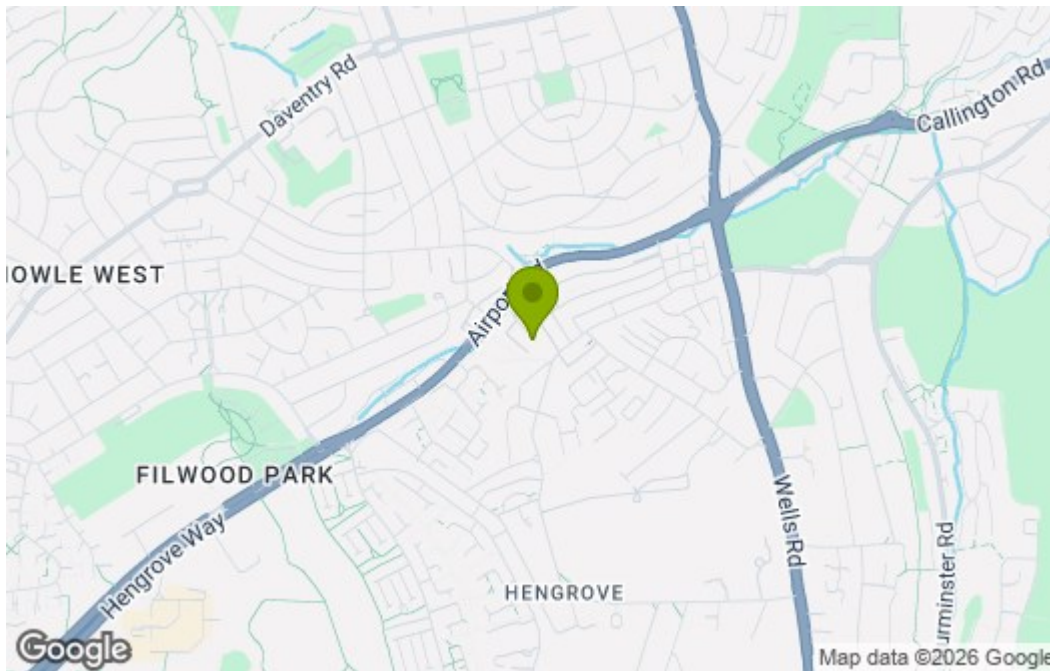
### Outside

# Floor Plan

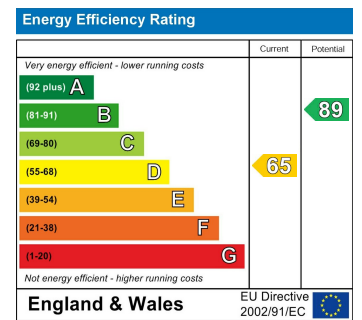


Total area: approx. 83.5 sq. metres (898.4 sq. feet)  
**13 Birchdale Road, Bristol**

# Area Map



# Energy Efficiency Graph



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