

FOR SALE

Price £250,000



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estate agents & valuers

112 Grantley Gardens, Mannamead , Plymouth, PL3 5BS



- **Most well presented extended semi-detached house**
- **Extensively upgraded and improved**
- **uPVC double glazing, gas central heating, hall**
- **Spacious impressive living room incorporating kitchen**
- **Breakfast room**
- **Dining room, utility area, good sized separate lounge with wood burning stove**
- **Three bedrooms**
- **Modern shower room/wc**
- **Wide decked terrace, extensive low maintenance back garden**
- **Useful storage, spacious cellar areas**
- **Long wide drive, garage.**

THE PROPERTY A semi-detached house built circa 1967 and owned by the present owners for many years. The property has been extensively upgraded and improved and refurbished together with substantial extension undertaken at ground floor level. Now providing a well presented and comfortably appointed family home. Having the benefit of gas fired central heating and uPVC double glazing.

On the ground floor with hall, spacious and impressive living room incorporating a modern fitted kitchen, breakfast room, dining area and utility room, good size separate lounge with wood burning stove. At first floor level three bedrooms and a well appointed modern fitted shower room/wc which was refurbished about three years ago.

LOCATION Set in this popular established residential area southerly side of Mannamead. With a good variety of local services and amenities nearby. The position convenient for access into the city and closeby connections to major routes in other directions.

ACCOMMODATION The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

PORCH Exterior light point. Replacement panelled front door with two double glazed lights and window adjoining into:

GROUND FLOOR

HALL 12' 2" x 5' 11" (3.71m x 1.8m) Dado rail. Staircase with carpeted treads rises in a straight run to the first floor. Useful understairs cupboard housing mains gas meter.

LOUNGE 13' 5" x 13' 0" (4.09m x 3.96m) Wide picture window to the front. Coved ceiling with light point. Focal feature fireplace with slate hearth and fitted log burning stove. Twin sliding doors to:

DINING ROOM/UTILITY 20' 0" x 19' 7" (6.1m x 5.97m) overall. Incorporating single storey pitched roof extension running across the back.

KITCHEN/BREAKFAST ROOM 20' 0" x 9' 9" (6.1m x 2.97m) Modern fitted kitchen with white gloss units, surfaces with tiled splashbacks, cupboard and drawer storage set in wall and base units, unit with breakfast bar and additional storage under. Range cooker with two ovens, grill seven variable sized gas hob and extractor hood over, microwave. Archways to the dining room.

DINING ROOM 11' 4" x 8' 9" (3.45m x 2.67m) Picture window. Long views and double glazed door to the back, next to this:

UTILITY ROOM 8' 9" x 7' 1" (2.67m x 2.16m) Picture window with similar long views to the rear, matching units to the kitchen with worksurface and upstand, inset one and half bowl stainless steel sink with chrome mixer tap, Bosch automatic dishwasher.

FIRST FLOOR

LANDING Access hatch to floored and insulated loft. Light point. Smoke detector.

BEDROOM ONE 13' 0" x 12' 0" (3.96m x 3.66m) minimum. Picture window to the front. Ceiling light point incorporating fan.

BEDROOM TWO 11' 3" x 9' 9" (3.43m x 2.97m) Picture window to the rear elevation. Long views towards farmland in the distance. Ceiling light point.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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OFFICE

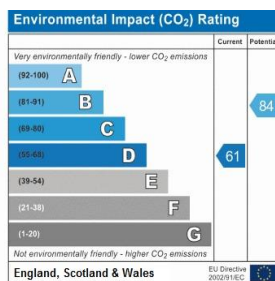
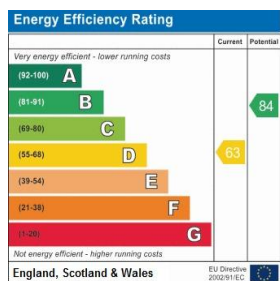
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BEDROOM THREE 9' 6" x 7' 5" (2.9m x 2.26m) Minimum. Window to the front. Ceiling light point.

SHOWER ROOM 8' 1" x 5' 5" (2.46m x 1.65m) Two windows to the rear. Contemporary modern suite with double sized walk-in tiled shower with electrically heated shower. close coupled wc, vanity wash hand basin with waterfall tap and cupboard under. Dado rail with panelling under. Part tiled walls. Four ceiling downlighters. One incorporating extractor fan. Chrome ladder radiator.

OUTSIDE WC Light point and wash hand basin.

GARAGE Single sized. Balcony door opens into storage areas with reduced head height. Store one 11'1" x 8'4" Store two/utility 8'4"x 6'2" with space and plumbing for automatic washing machine. Wall mounted Worcester 24i gas boiler servicing central heating and domestic hot water and space three the cellar giving access to other under floor areas.

EXTERNALLY Pedestrian gate opens into stepped pathway leading to the front door. Low maintenance front garden covered with decorative stone chippings, part decked. A wide entrance opens into a long drive about 63ft long, 10'10ft wide, this giving access to the garage set to the rear.

To the rear of the property landscaped enclosed back garden with wide decked balcony and seating terrace, ideal for alfresco entertaining and the main garden laid out over extensive paved areas. Outside water tap.

A long wide drive giving access to a garage set to the rear and at the back an extensive low maintenance back garden with decked terrace, wide patio areas and access to spacious cellar areas.

TENURE FREEHOLD
COUNCIL TAX BAND C

