



SELL • LET • MANAGE

Glenmore Avenue, Plymouth, PL2 1HY

£180,000 Freehold





£180,000

# Glenmore Avenue

Plymouth, PL2 1HY

- Mid Terraced House
- Stoke Location
- Two Reception Rooms
- South Facing Courtyard Garden
- No Onward Chain
- Two Bedrooms
- Spacious Accommodation
- Well Appointed Kitchen
- Ideal First Time Buy
- Council Tax Band A

DC Lane are delighted to present this charming mid terraced house located in Stoke and within strolling distance to fashionable Stoke Village, walking distance to the City Centre and with easy access to the A38 and major routes.

Offering spacious accommodation throughout the property comprises of entrance hallway opening into the lounge with feature fireplace, stripped floorboards and bay window and a rather generous second reception room with woodburning stove, stripped floorboards, decorative glass bricks and understairs storage cupboard. The well appointed kitchen has plentiful cabinets and there is a separate utility area with access to the garden. Stairs rise to the first floor with the master bedroom spanning the width of the property, there is a further bedroom and bathroom with shower over the bath.

Externally there is a good sized enclosed decked garden with gated rear service lane access..

This superb property further benefits from no onward chain and would appeal to first time buyers and young families drawn to the spacious feel of this home and great location. A viewing is highly recommended.

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## Ground Floor

Lounge	9'8" x 10'9" (2.97 x 3.28)
Dining Room	13'2" x 10'9" (4.03 x 3.30)
Kitchen	7'1" x 9'2" (2.18 x 2.80)
Utility Area	4'9" x 9'2" (1.45 x 2.80)

## First Floor

Bedroom One	13'2" x 10'9" (4.03 x 3.28)
Bedroom Two	6'9" x 10'10" (2.07 x 3.31)
Bathroom	5'10" x 7'3" (1.80 x 2.21)





## Directions

From our office: Head South on Mutley Plain, turn Right onto Ford Park Road, following the road to Pennycomequick roundabout. Take the forth exit onto Alma Road, bearing slight left onto Outland Road. At the Roundabout take the first exit onto St Levan Road turn left onto Glenmore Avenue and the property is on the right.

**Council Tax Band: A**

## Scan for Material Information

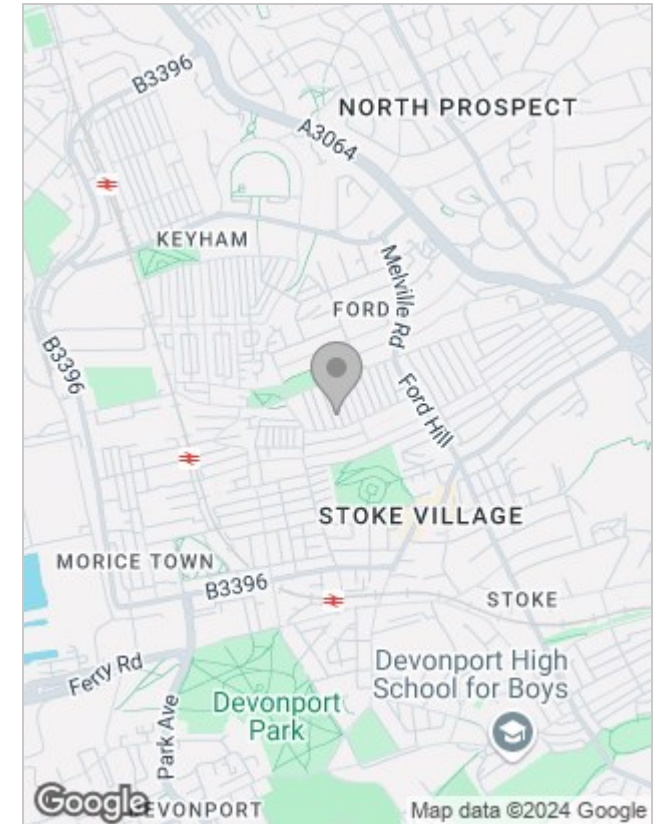




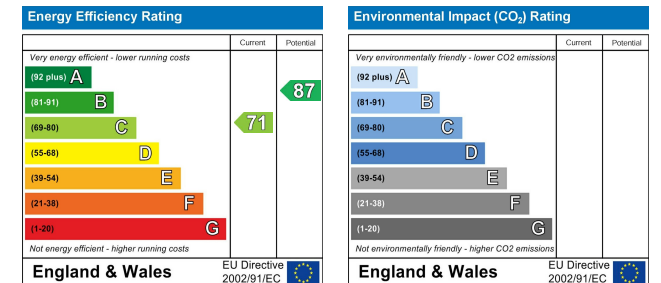
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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