



**DC**  
LANE

SELL • LET • MANAGE

94 Mainstone Avenue, Plymouth, PL4 9NB  
£210,000

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£210,000

# 94 Mainstone Avenue

Plymouth, PL4 9NB

- Mid Terraced Family Home
- Beautifully Presented
- Home Cinema/Hobby Room
- Generous Rear Garden
- Bathroom & Shower Room
- Arranged over Three Storeys
- Deceptively Spacious Accommodation
- Utility Area
- Central Location
- Viewing Highly Recommended

SEARCHES PRE ORDERED - POSSIBLE MOVE BEFORE CHRISTMAS

DC Lane are thrilled to present to the market this superb mid terraced four bedroom family home located centrally in Prince Rock ideal for excellent local schooling, easy access to the A38, City Centre and within walking distance of the Vue Cinema complex.

Offering versatile family living and entertaining areas, this delightful property is arranged over three storeys and boasts natural light throughout. Entry into a vestibule with storage leads into the spacious lounge featuring period fireplace and bay window. The well appointed kitchen/dining room has an abundance of gloss units with integrated dishwasher and that ultimate kitchen wish - a boiling water tap! The dining area also features a period fireplace and further storage built within the alcove. Large windows allow light to flood into this beautiful room. To the first floor there are three bedrooms, two doubles and a single serviced by a modern family bathroom.

From the lounge, stairs lead down to the lower ground floor with welcome further accommodation. Firstly, there is a utility area housing the washing machine and storage cupboards, double bedroom with lovely views of the garden and a recently installed modern shower room. In addition, there is a further entertaining space - a home cinema or hobby room - with useful storage cupboard in which the present owners keep a fridge of refreshments to enjoy with their favourite movie. From the hallway there is rear access opening onto a generous garden laid with artificial grass and a further patio area with built in seating surrounding a fire pit. Fully enclosed and with external power this is a wonderful place for relaxation and entertainment.

This deceptively spacious family home is in excellent decorative order and successfully balances many original features with a contemporary finish. A viewing is highly recommended to appreciate the tasteful presentation on offer.



## Ground Floor

Lounge 15'8" x 11'1" (4.78 x 3.40)

Kitchen/Dining Room 15'8" x 12'10" (4.78 x 3.92)

## First Floor

Bedroom One 9'10" x 12'8" (3.02 x 3.87)

Bedroom Two 9'10" x 11'3" (3.02 x 3.45)

Bedroom Three 5'11" x 7'4" (1.81 x 2.24)

Bathroom 5'10" x 7'3" (1.80 x 2.22)

## Lower Ground Floor

Home Cinema/Hobby Room 9'11" x 11'7" (3.04 x 3.55)

Bedroom Four 9'3" x 12'4" (2.84 x 3.77)

Shower Room 2'7" x 10'4" (0.80 x 3.17)



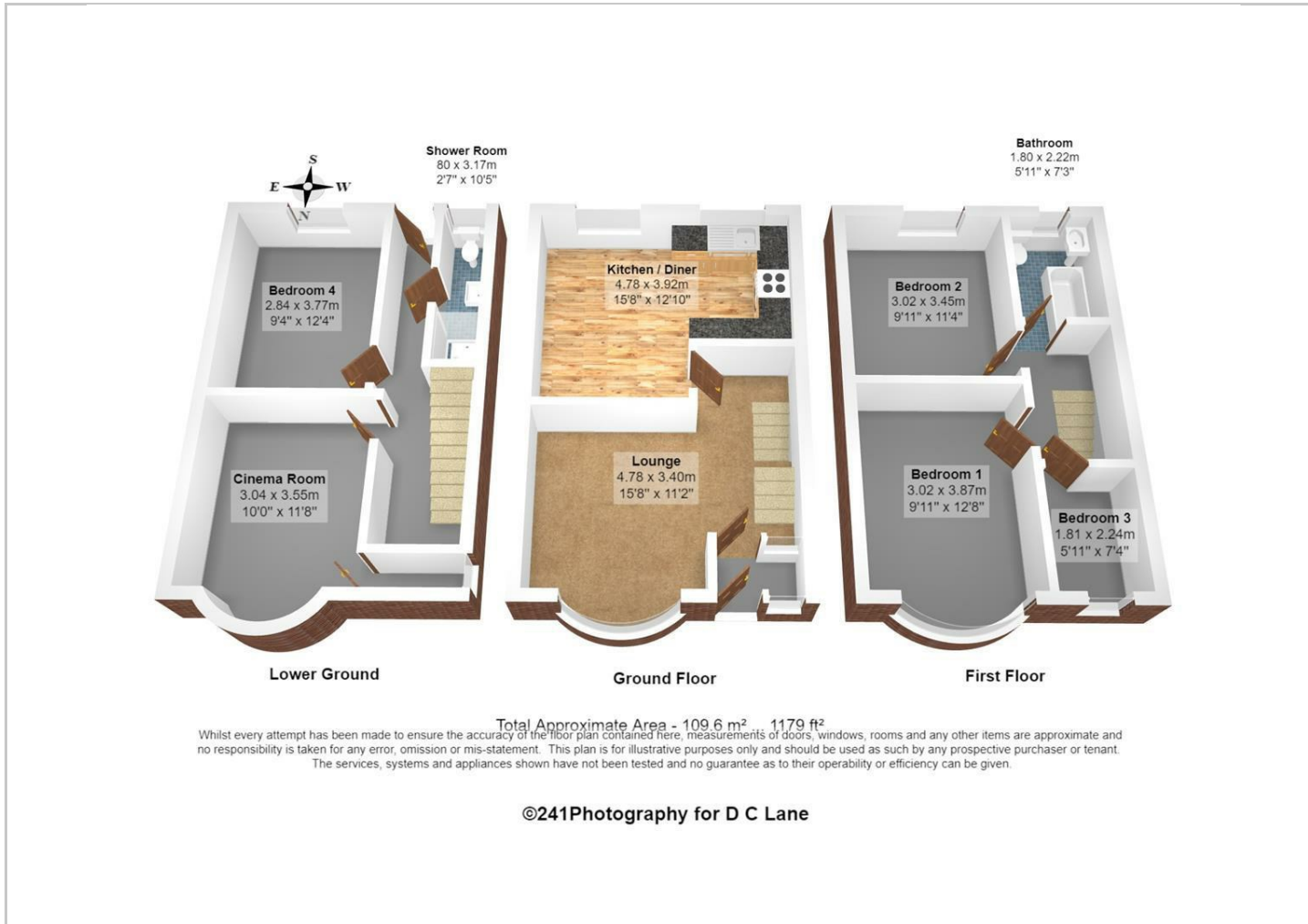
## Directions

From our office head North on Mutley Plain, turning onto Greenbank Terrace. At the Roundabout take the second exit onto Cattedown Road. After 200m turn left into Mainstone Avenue and the property can be found on the right.





## Floor Plans

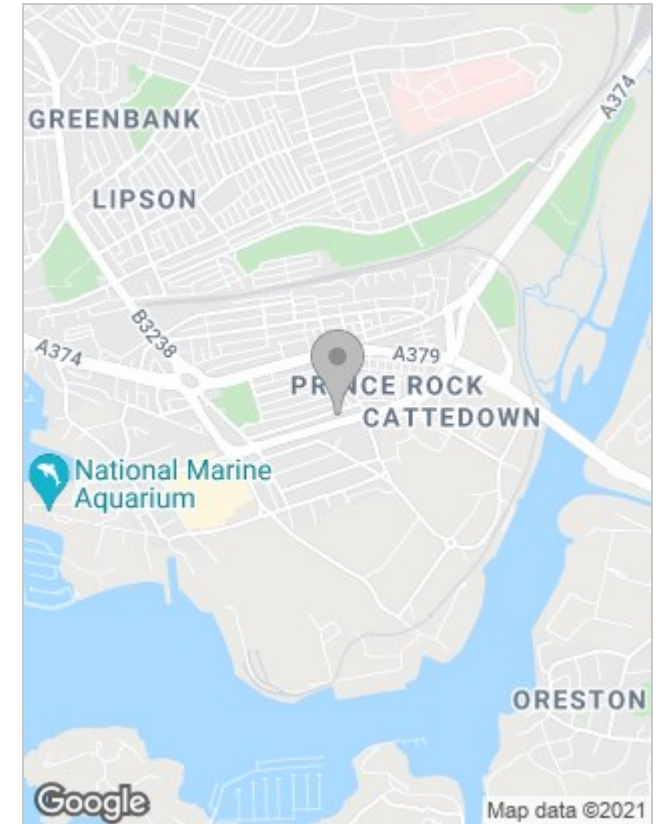


## Viewing

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.

## Location Map



## Energy Performance Graph

