



**DC**  
LANE  
SELL • LET • MANAGE

8 Grantley Gardens, Plymouth, PL3 5BS  
£230,000

3 1 2 D



£230,000

# 8 Grantley Gardens

Plymouth, PL3 5BS

- Semi Detached Family Home
- Three Bedrooms
- Mannamead Location
- Two Reception Rooms
- Low Maintenance Front & Rear Garden
- Garage with Inspection Pit
- Driveway For Several Vehicles
- Well Maintained
- Scope for Modernisation
- No Onward Chain

DC Lane are delighted to introduce to the market this superb 1960's semi detached family home located in Mannamead one of Plymouth's finest residential areas and within easy reach of the A38, City Centre and plentiful local amenities.

With natural light throughout the accommodation comprises of two reception rooms, living room, separate dining room and kitchen with door access to the garden. To the first floor there are three bedrooms, two doubles and a single bedroom serviced by a shower room and separate w/c. The property also benefits from gas central heating, double glazing, far reaching elevated views towards Staddon Heights and offers scope for some modernisation.

External attributes include a long driveway that will accommodate several vehicles, single garage with inspection pit and low maintenance front and rear garden with fruit trees and storage shed.

This well maintained property is offered with no onward chain and has been in the same family ownership since it was built, but it is now time for another family to make it their home.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Living Room	13'6" x 13'1" (4.12 x 4.00)
Dining Room	11'1" x 9'8" (3.40 x 2.95)
Kitchen	8'3" x 11'4" (2.52 x 3.46)

## First Floor

Bedroom One	13'5" x 13'1" (4.10 x 4.00)
Bedroom Two	11'1" x 9'8" (3.40 x 2.95)
Bedroom Three	5'11" x 6'2" (1.82 x 1.90)
Shower Room	5'0" x 5'8" (1.54 x 1.75)
Cloakroom/wc	2'8" x 5'8" (0.82 x 1.75)
External	
Garage	9'0" x 15'10" (2.75 x 4.85)





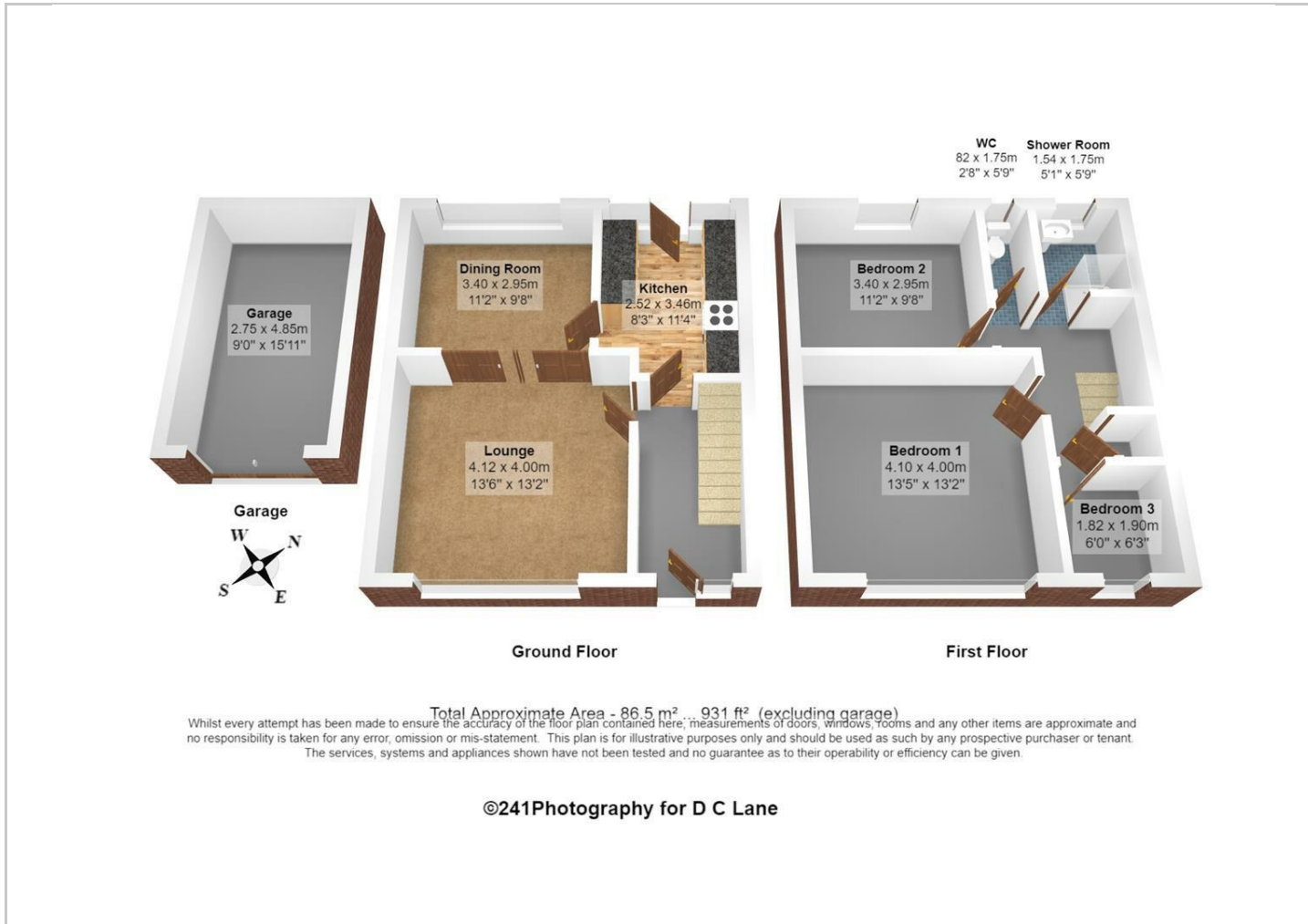
## Directions

Head south on Mutley Plain, Turn left onto Lisson Grove for 0.2 mi and Turn right onto Penlee Pl Continue onto Ashford Rd for 0.2 mi and Continue onto Ashford Cres 0.2 mi Turn left onto Seymour Rd Turn right onto Grantley Gardens and the property can be found on the left.





## Floor Plans

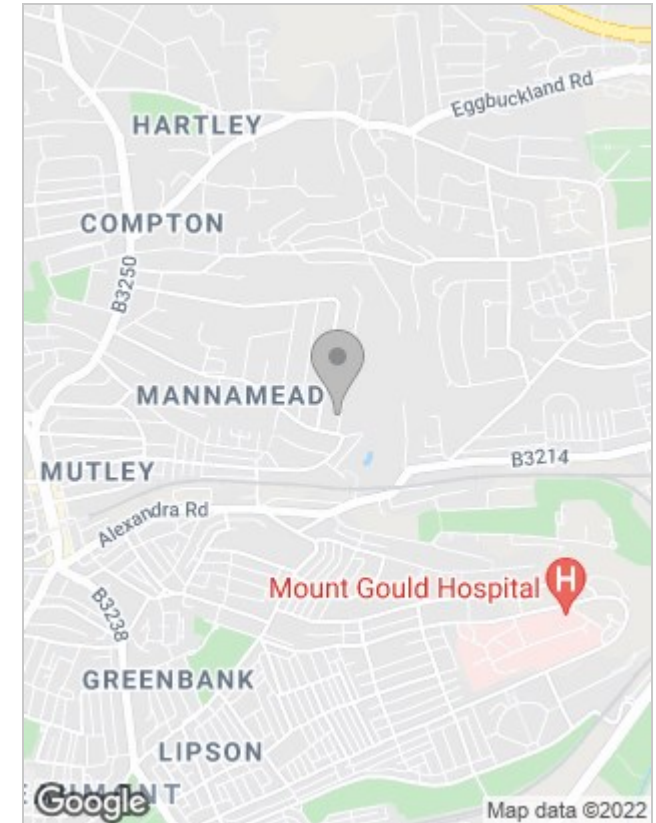


## Viewing

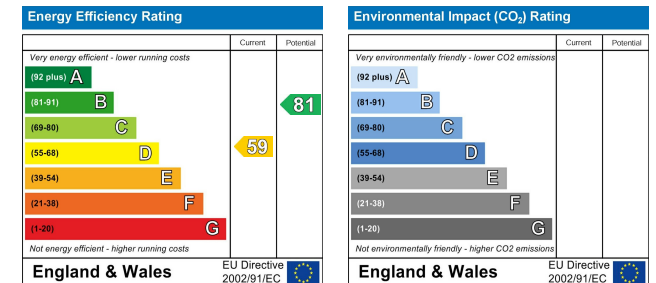
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk