

DC  
LANE

SELL • LET • MANAGE

90 Sefton Avenue, Plymouth, PL4 7QH

£180,000





£180,000

# 90 Sefton Avenue

Plymouth, PL4 7QH

- Semi Detached House
- Large Kitchen/Diner
- Garage in Block
- Ideal FTB/ Investment Opportunity
- Elevated Views
- Three Bedrooms
- Front & Rear Gardens
- No Onward Chain
- Popular Lipson Location
- Priced to Sell

DC Lane are delighted to present this spacious semi detached house set in the highly sought after location of Lipson within easy access to the City Centre, local excellent schooling and easy reach of the A38.

Offering ideal living and entertaining space. the property comprises of entrance porch, lounge enjoying elevated views of the surrounding area, a spacious kitchen/diner with an abundance of base and wall units offering plentiful storage and rear lobby with cloakroom/wc and garden access. Stairs rise to the first floor with three bedrooms, two doubles and one single serviced by a bathroom with shower over the bath.

Externally steps lead to the front, lawned either side and a path runs along the side of the property. The rear garden is tiered with patio on the lower level. There is also a garage in a block across from the property.

The property is currently let and has been priced to sell. Offered with no onward chain this would make an ideal First Time Buy or Investment opportunity.



## Ground Floor

Lounge 16'11" x 11'8" (5.18 x 3.58)

Kitchen/Dining Room 13'6" x 14'2" (4.12 x 4.32)

Cloakroom/wc

## First Floor

Bedroom One 10'3" x 12'9" (3.13 x 3.90)

Bedroom Two 8'0" x 13'1" (2.46 x 4.00)

Bedroom Three 8'4" x 7'5" (2.56 x 2.28)

Bathroom





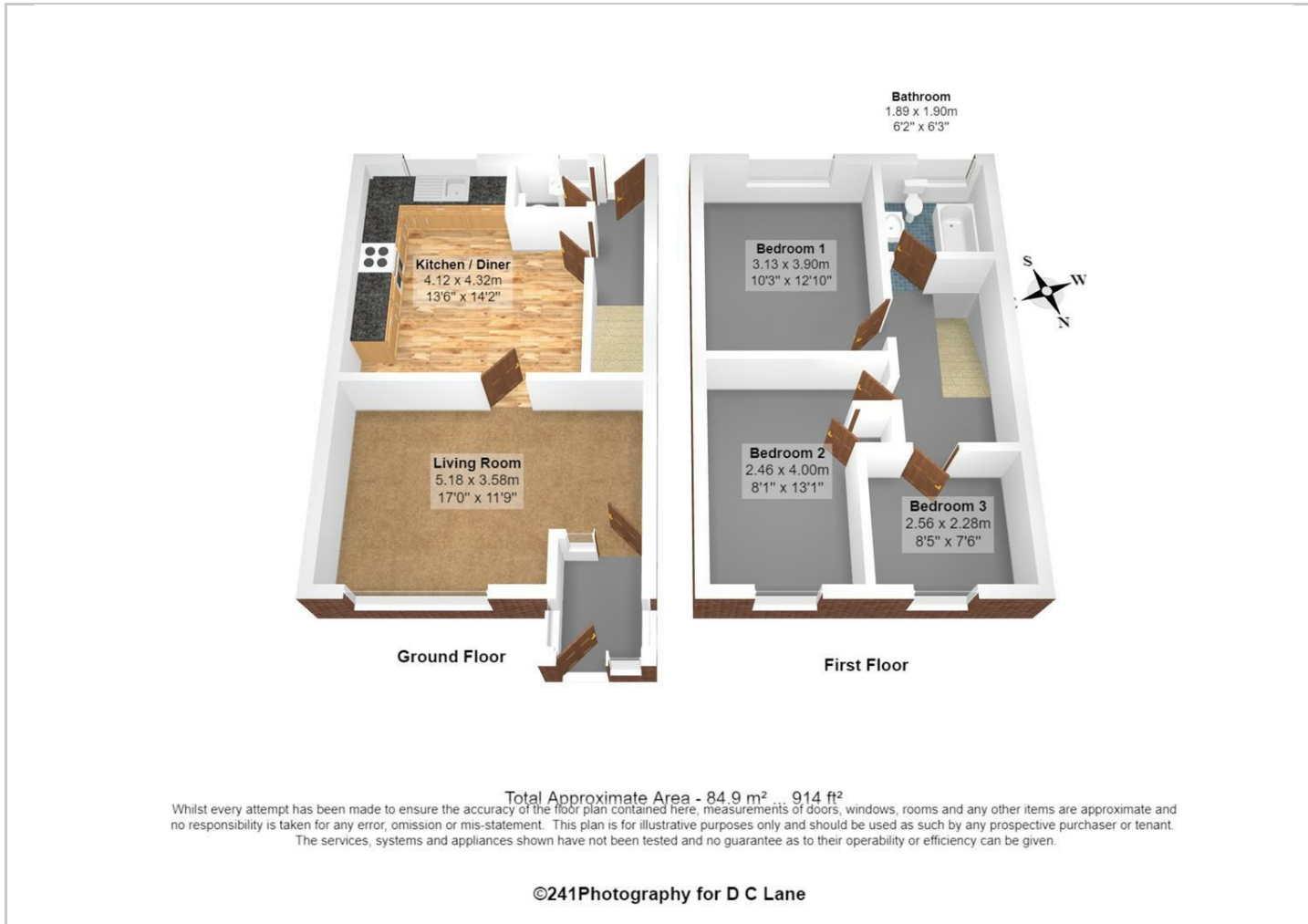
## Directions

From the DC lane office Head south on Connaught Ave and turn right then 2nd left pnto Ashford Rd. Continue along and down to Alexandra Rd. Turn slight right onto Lipson Rd for 0.1 mi and slight left onto Mostyn Ave for 443 ft. Continue onto Sefton Ave for 0.3 mi and the property can be found on the right.





## Floor Plans

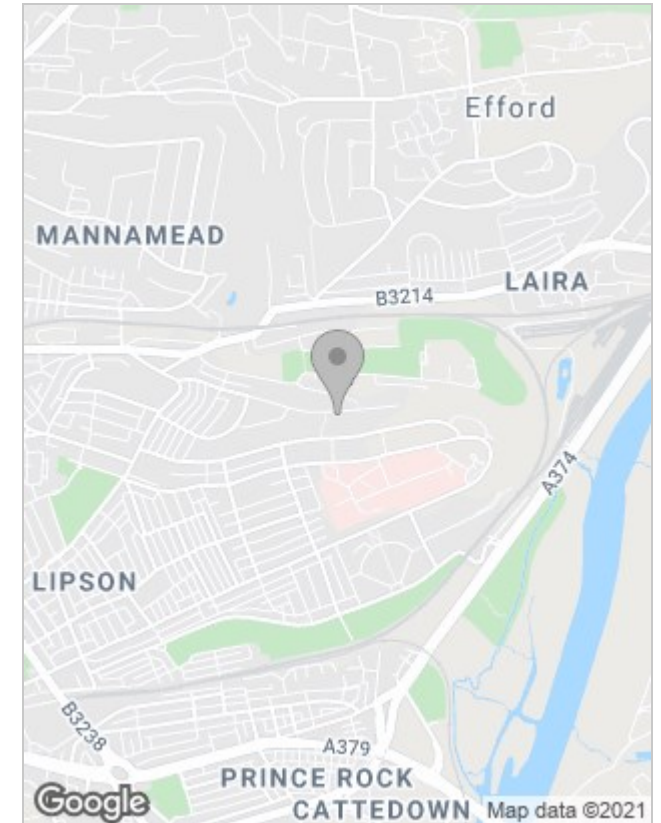


## Viewing

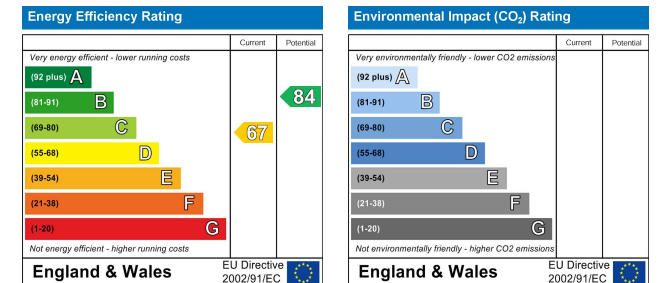
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



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