



SELL • LET • MANAGE

48 Dale Road, Plymouth, PL4 6PA  
£195,000

 4  1  2  D



£195,000

# 48 Dale Road

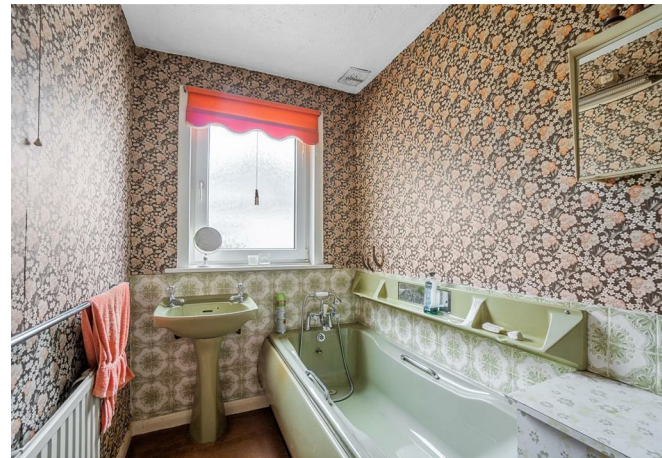
Plymouth, PL4 6PA

- Mid Terrace House
- Two Reception Rooms
- Central Location
- Deceptively Spacious
- Double Glazing
- In Need of Modernisation
- Four Bedrooms
- On Street Parking
- Gas Central Heating
- EPC Grade D

DC Lane are pleased to bring to the market, for the first time in generations, this deceptively spacious period property. Offering huge potential, this house has been well loved, but it is now time for another family to make it their home. The property is in need of some decorative modernisation, though does come with Gas Central Heating, Double Glazing and cavity wall insulation.

With two reception rooms, a kitchen and utility, to the ground floor; bathroom and separate w.c upstairs. The kitchen offers access to the rear courtyard garden which also benefits from a pedestrian gate to the service lane.

Located within close proximity to Mutley Plain high street and the City Centre, as well as close to local schooling, Plymouth University, the train station, The Life Centre and Central Park.



## Ground Floor

Lounge	14'6" x 13'0" (4.44 x 3.98)
Dining Room	12'7" x 13'0" (3.86 x 3.98)
Kitchen	12'9" x 13'2" (3.90 x 4.02)
Utility Room	9'8" x 4'10" (2.95 x 1.48)

## First Floor

Bedroom One	12'0" x 13'0" (3.66 x 3.98)
Bedroom Two	12'9" c 13'0" (3.90 c 3.98)
Bedroom Three	12'9" x 9'2" (3.90 x 2.81)
Bedroom Four	6'5" x 9'3" (1.98 x 2.84)
Bathroom	8'5" x 5'3" (2.58 x 1.62)
WC	8'5" x 2'11" (2.58 x 0.91)



## Directions

From our office: Head South on Mutley Plain, take the Right turn onto Ford Park Road, Left onto Beechwood Avenue, then Left onto Dale Road.

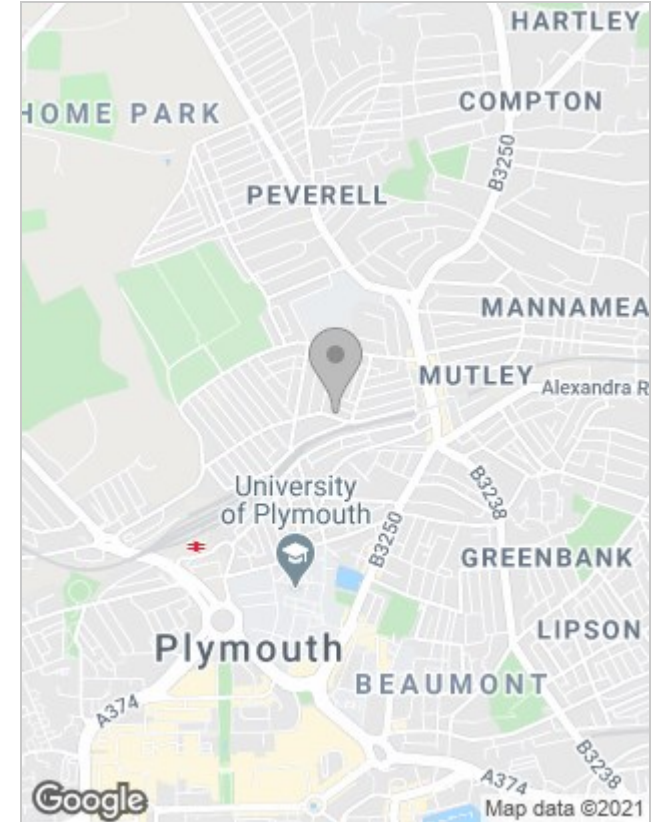




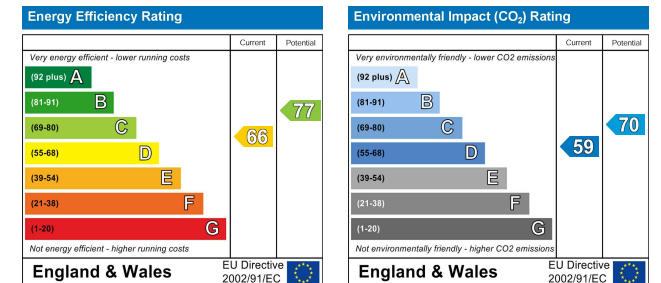
## Floor Plans



## 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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