



## 16 Shortwood Crescent

Plymstock, Plymouth, PL9 8TQ

Asking Price £174,950



Semi-detached house comprising entrance porch & hallway, dual aspect living room, kitchen with a separate utility, 2 bedrooms & shower room. Garage with workshop area and driveway. Front & southwest-facing rear gardens. Double-glazing & gas central heating. No chain



**16 SHORTWOOD CRESCENT, PLYMSTOCK, PLYMOUTH PL9 8TQ**  
**ACCOMMODATION**

**ENTRANCE PORCH**

uPVC double-glazed entrance porch with a tiled floor. Coat hooks. Double-glazed door opening into the hall.

**HALL**

Providing access to the ground floor accommodation. Staircase ascending to the first floor with cupboard beneath. uPVC double-glazed window to the side elevation.

**LIVING ROOM 19'5 x 10'11 max width (5.92m x 3.33m max width)**

Dual aspect with uPVC double-glazed windows to the front and rear. Fireplace with a polished stone inset and fitted gas fire. Serving hatch into kitchen.

**KITCHEN 9'6 x 7'4 (2.90m x 2.24m)**

Fitted with a range of base-mounted cabinets, matching fascias, work surfaces and splash-backs. Stainless-steel single-drainer sink unit. Free-standing cooker. Under-stairs recess housing a free-standing fridge/freezer. Original larder-style cupboard with shelving, housing the consumer unit and electric meter. uPVC double-glazed window to the rear overlooking the garden. Double-glazed door leading to the utility.

**UTILITY**

Free-standing washing machine with plumbing. Wall-mounted gas boiler. uPVC double-glazed door providing access to the rear garden. Doorway opening into the workshop.

**FIRST FLOOR LANDING**

Providing access to the first floor accommodation. uPVC double-glazed window to the side elevation. Hatch with pull-down ladder to loft with lighting.

**BEDROOM ONE 13'11 x 8'11 (4.24m x 2.72m)**

Situated to the front with a uPVC double-glazed window and recessed wardrobe.

**BEDROOM TWO 10'6 x 10'1 max (3.20m x 3.07m max)**

uPVC double-glazed window to the rear elevation with a recessed wardrobe.

**SHOWER ROOM 7'2 x 5'5 (2.18m x 1.65m)**

Large walk-in shower with sliding glass doors, built-in shower system and tiling to walls. Wall-mounted wc with a concealed push-flush system and a wall-mounted wash handbasin. Matching tiled surround. Chrome radiator/towel rail. Alcove with shelving. uPVC obscured double-glazed window to the rear. Shaving point. Spotlighting.

**WORKSHOP**

Fitted work bench. Power and lighting. Doorway leading through into the garage.

**GARAGE 16' x 8'1 (4.88m x 2.46m)**

Up-&-over door to the front elevation. Power and lighting.

**OUTSIDE**

A driveway precedes the garage with an area beside laid to chippings and a small garden laid to lawn. The rear garden enjoys a south-westerly aspect and is laid to lawn, patio and an area of decking. Fixed washing line.

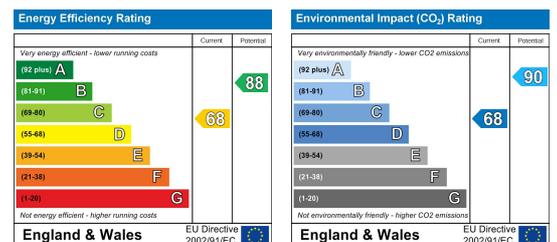
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.