



130 Aberdeen Avenue

Manadon, Plymouth, PL5 3UW

£395,000



Superbly-presented semi-detached townhouse in a lovely position with fantastic far-reaching views. The accommodation is well-presented throughout & briefly comprises an entrance hall with downstairs cloakroom/wc, fitted kitchen with an adjacent dining/family room, uPVC double-glazed conservatory, first floor formal lounge, 4 bedrooms, master ensuite shower room & a family 'Jack and Jill' bathroom. Externally there is a drive & garage together with gardens. Double-glazing & central heating. No onward chain.



ABERDEEN AVENUE, MANADON, PL5 3UW

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 11'4 x 8'10 (3.45m x 2.69m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard with shelving and a light. Further recessed storage cupboard with slatted shelving and a floor-mounted safe.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and pedestal basin. Partly-tiled walls. Over-head wall-mounted consumer unit. Obscured window to the front elevation.

DINING/FAMILY ROOM 16'11 x 12'2 (5.16m x 3.71m)

A generous reception room with 2 sets of French doors overlooking the garden and providing access to outside. Additional window to the front elevation. Glazed internal door opening into the conservatory.

CONSERVATORY 18'4 x 10'4 (5.59m x 3.15m)

Constructed in uPVC double-glazing beneath a pitched polycarbonate glazed roof. Laminate flooring. French doors leading to outside.

KITCHEN 14'6 x 7'9 (4.42m x 2.36m)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Integral fridge-freezer. Newly-fitted double oven and grill with a stainless-steel 4-burner gas hob with a cooker hood above. Space for a free-standing washing machine and dishwasher. Inset ceiling spotlights.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase ascending to the top floor.

LOUNGE 16'11 x 12'2 (5.16m x 3.71m)

A triple aspect room with windows to the front and rear elevations together with 2 sets of French doors opening onto a Juliette balconies providing lovely views. Fireplace with a fitted gas fire.

BEDROOM TWO 12'5 x 7'10 (3.78m x 2.39m)

Window to the rear elevation with views. Built-in double wardrobe. Doorway opening into the 'Jack and Jill' family bathroom.

JACK AND JILL FAMILY BATHROOM 8'10 x 7'2 (2.69m x 2.18m)

Comprising a bath with a mixer tap shower, separate built-in shower, wc and pedestal basin. Chrome towel rail/radiator. Mirror. Partly-tiled walls. Obscured window to the front elevation. Doorway providing access back onto the landing.

TOP FLOOR LANDING

Providing access to the top floor accommodation. Loft hatch. Recessed cupboard housing the hot water cylinder and gas boiler.

BEDROOM ONE 14'11 x 12'2 (4.55m x 3.71m)

A dual aspect room with a window to the front elevation and 2 sets of French doors with Juliette balconies and fantastic views. Built-in double wardrobe. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'5 x 3'9 (2.26m x 1.14m)

Comprising an enclosed double-sized shower, pedestal basin and wc. Chrome towel rail/radiator. Small mirrored bathroom cabinet. Mirror. Partly-tiled walls. Obscured window to the rear elevation.

BEDROOM THREE 11'10 x 7'10 (3.61m x 2.39m)

Window to the rear elevation with lovely views. Built-in wardrobe.

BEDROOM FOUR 8'11 x 7'1 (2.72m x 2.16m)

Window to the front elevation.

GARAGE 18'7 x 9'4 (5.66m x 2.84m)

Up-&-over style door to the front elevation. Loft space. Power and lighting. Side access door opening into the garden.

OUTSIDE

Preceding the garage is a driveway/parking space. There are gardens to 2 elevations, which have been landscaped with areas laid to paving, chipping, decking and lawn. Outside lighting.

COUNCIL TAX

Plymouth City Council
Council tax band D

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

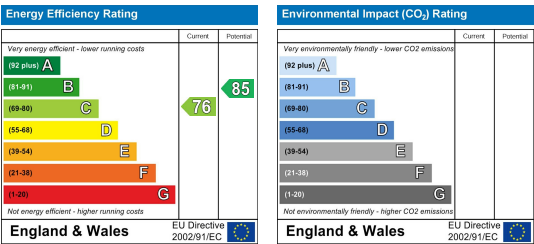
Area Map



Floor Plans



Energy Efficiency Graph



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