



24 Cross Park Way

Crownhill, Plymouth, PL6 5AP

Offers Over £300,000



Tucked away in a quiet cul-de-sac road is this south facing 1930s semi-detached family home in need of modernisation. The accommodation comprises of porch, entrance hall, lounge, dining room, kitchen, utility/porch & wc on the ground floor. There are 3 bedrooms, shower room & wc on the first floor. A rear garden & workshop/shed. Vacant. No onward chain.



CROSS PARK WAY, CROWNHILL, PLYMOUTH, PL6 5AP

ACCOMMODATION

Entrance via a uPVC double-glazed door opens into the porch.

PORCH 6'3" x 1'10" (1.91 x 0.56)

uPVC double-glazed windows to the front & side. Wooden door with obscured leaded light panels opens to the entrance hall.

ENTRANCE HALL 16'11" x 6'0" (5.18 x 1.85)

uPVC double-glazed window to side. Staircase rising to the first floor landing with under-stairs storage cupboards. Doors leading to the lounge, dining room & sliding door into the kitchen.

LOUNGE 15'0" x 12'7" maximum (4.59 x 3.86 maximum)

Feature fireplace with open grate, wood mantle, stone surround & stone hearth. Wooden plinth on either side of the chimney breast allowing for TV stand & picture frames. uPVC double-glazed curved bay window to the front. Twin sliding doors opens to the dining room.

DINING ROOM 12'7" x 11'0" (3.86 x 3.36)

Feature fireplace with wood mantle, stone surround & hearth. Fitted storage cupboard to one chimney breast recess with glazed mid section. Shelving. Overhead storage unit. Ground level base unit. Picture rail. uPVC double-glazed window to the rear.

KITCHEN 9'3" x 7'6" (2.82 x 2.29)

Matching base & wall mounted units to include space for an oven, washing machine, slim line dishwasher. Roll edge laminate work surfaces have inset 4 ring gas hob & stainless steel sink unit with a mixer tap. Wall mounted water boiler. Obscured uPVC double-glazed window to the side. Tiled splash-back. Wood effect laminate flooring. Sliding door opens to the utility/rear porch.

UTILITY/REAR PORCH 5'6" x 4'9" (1.68 x 1.46)

Space for a tumble dryer. Obscured uPVC double-glazed window to the rear. Obscured uPVC double-glazed door opens to the rear garden. Sliding door to the cloakroom.

CLOAKROOM 4'7" x 2'3" (1.42 x 0.69)

Close coupled wc. Obscured uPVC double-glazed window to the rear. Tiled walls.

FIRST FLOOR LANDING

Obscured uPVC double-glazed window to the side. Access hatch to roof void. Doors leading off to the bedrooms, shower room & wc.

BEDROOM ONE 16'2" x 11'0" maximum (4.95 x 3.37 maximum)

Curved uPVC double-glazed window to the front. Picture rail.

BEDROOM TWO 12'8" x 11'0" maximum (3.87 x 3.36 maximum)

Fitted wardrobe with overhead storage unit to one chimney breast recess. Overhead storage unit to the other. uPVC double-glazed window to the rear overlooking the garden. Picture rail.

BEDROOM THREE 9'1" x 7'7" (2.77 x 2.33)

uPVC double-glazed window to the front.

SHOWER ROOM 7'5" x 6'0" (2.28 x 1.84)

Fitted shower cubical with Triton electric shower & wash hand basin inset into vanity storage cupboards below. Heated towel rail. Tiled walls. Obscured uPVC double-glazed window to the side. Laminate wood flooring.

WC 4'6" x 2'8" (1.38 x 0.83)

Low level wc. Tiled walls to dado height. Obscured uPVC double-glazed window to the side. Laminate wood flooring.

OUTSIDE

The property is approached via a brick paved drive allowing off-road parking for 2/3 vehicles. Brick paved driveway runs to the front of the property. Open passage running alongside the house.

GARDEN

To the rear a crazy paved patio area. Main garden is laid to lawn. Path leading to the workshop/shed.

WORKSHOP/SHED 14'3" x 7'6" (4.36 x 2.29)

uPVC double-glazed door to the front. uPVC double-glazed window to the front. Single-glazed window to the side. Light available. Boundaries as wood panel fencing, hedging & brick wall.

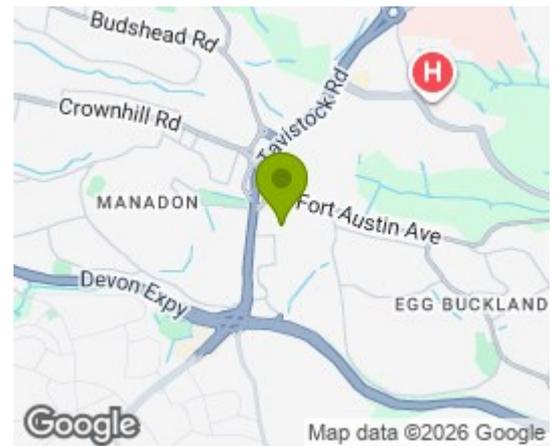
COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES PLYMOUTH

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

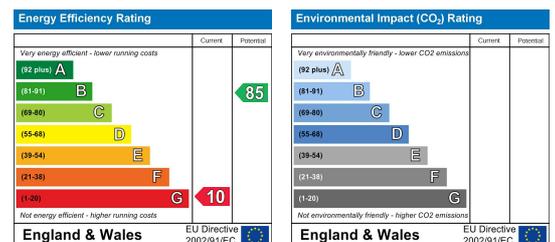
Area Map



Floor Plans



Energy Efficiency Graph



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