



4 Leighton Road

Hartley Vale, Plymouth, PL3 5RT

£275,000



Tucked away in a highly desirable cul-de-sac in Hartley is this semi-detached family home in need of modernisation, redecoration with new windows & flooring. The accommodation comprises of a porch, entrance hall, lounge, dining room & kitchen on the ground floor. There are 3 bedrooms, a shower room & separate wc on the 1st floor. There is a driveway allowing off-road parking for 1 car to the fore of the garage. Gardens to the front & an enclosed rear garden. No onward chain.



LEIGHTON ROAD, HARTLEY VALE, PLYMOUTH, PL3 5RT

ACCOMMODATION

Entrance via a uPVC double-glazed door with double-glazed windows either side opening up into the porch.

PORCH 3'1" x 7'1" max (0.94 x 2.18 max)

Tiled floor. uPVC double-glazed curved bay window looking into the lounge. Wooden door with obscured glazed panels opens up into the entrance hall.

ENTRANCE HALL 12'11" x 5'6" (3.94 x 1.69)

Staircase rising to the first floor landing with under-stairs storage cupboards. Doors leading off to the lounge & dining room with archway opening up into the kitchen.

LOUNGE 13'11" x 13'1" max (4.26 x 3.99 max)

Feature fireplace with a wooden mantle & surround with marble inset & living flame gas fire. 2 uPVC double-glazed windows to the front.

DINING ROOM 12'4" x 11'2" (3.77 x 3.41)

uPVC double-glazed french doors with windows either side opening up out to the rear garden.

KITCHEN 12'5" x 7'6" (3.81 x 2.29)

Matching base & wall mounted units to include integrated: twin oven, washing machine, space for slimline dishwasher (included in the sale), an upright fridge freezer (included in the sale) & a microwave to one side. Roll edge laminate work surfaces have inset 1.5 bowl stainless steel sink unit with a mixer tap & 4 ring gas hob with a filter hood over. Tiled splash-back. uPVC double-glazed window to the side & rear. Obscured uPVC double-glazed door opening up out to the rear garden. Vinyl flooring.

FIRST FLOOR LANDING

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

BEDROOM ONE 14'0" x 9'10" (4.28 x 3.01)

To include an array of fitted bedroom furniture running along one wall with wardrobes & overhead storage units. uPVC double-glazed window to the front.

BEDROOM TWO

Fitted wardrobe with overhead storage units to one chimney breast recess & on the other is a Baxi boiler. uPVC double-glazed window to the rear.

BEDROOM THREE 9'10" x 7'8" (3.01 x 2.34)

uPVC double-glazed window to the front. Small access hatch to roof void.

SHOWER ROOM 7'7" x 6'0" (2.32 x 1.84)

Matching suite with corner shower cubical, fitted shower, close coupled wc & pedestal wash hand basin. Obscured uPVC double-glazed window to the rear. Part tiled walls.

WC 4'6" x 2'9" (1.38 x 0.84)

Close coupled wc. Obscured uPVC double-glazed window to the side.

OUTSIDE

The property is approached via a brick paved driveway allowing off-road parking for 1 vehicle to the fore of the garage. A brick paved path leads to the front door. The front garden has a raised flowerbed with inset shrubs, plants, & rose trees. To the rear we have an enclosed garden which has a path leading to a wooden courtesy door opening up into the garage.

GARDEN

To the rear we have an enclosed garden with a paved seating area. Brick paving bisects the garden down towards the rear boundary which has a section of lawn with inset shrubs & plants running along one side where there stands a wooden garden shed.

GARAGE 18'2" x 10'8" (5.54 x 3.26)

Up & over door. Wooden single-glazed window to the rear. Light & power available.

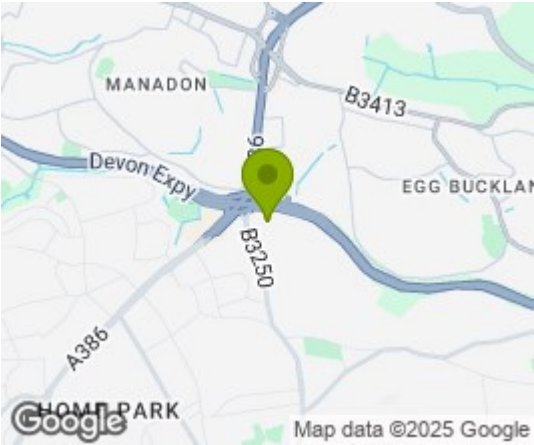
COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

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

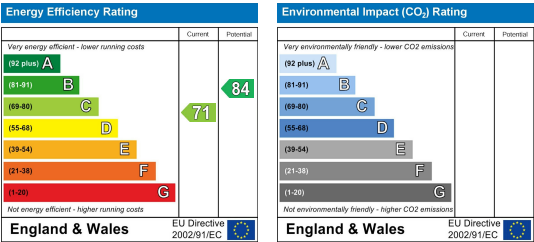
Area Map



Floor Plans



Energy Efficiency Graph



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