



14 Allerton Walk

Egguckland, Plymouth, PL6 5RZ

Offers Over £240,000



Modern built mid-terrace house built in the late 1970s/early 1980s. Owned by the present owner for some 11+ years & extensively upgraded improved & refurbished, now providing a well presented & comfortably appointed home. Gas central heating & uPVC double-glazing. Porch & spacious reception hall, generous-sized lounge/dining room with French doors opening to rear garden. Fitted kitchen with integrated appliances. At first floor level 3 good-sized bedrooms & a well appointed modern fitted bathroom/wc. Externally well kept with landscaped low maintenance gardens to the front & southerly facing to the rear. Useful office with power & lighting. A large garage at the back.



ALLERTON WALK, EGBUCKLAND, PLYMOUTH, PL6 5RZ

LOCATION

Found in this prime popular established residential area of Egguckland with a good variety of local services & amenities to hand. A choice of local schools, various shops & bus services run close by.

ACCOMMODATION

Front door with double-glazed lights into;

GROUND FLOOR

ENTRANCE PORCH 4'7 x 4'7 (1.40m x 1.40m)

Windows to the front & side. uPVC part double-glazed door into;

HALL

Staircase rises to the first floor. Useful under-stairs storage cupboard. Additional cupboard housing the gas fired boiler servicing the central heating & domestic hot water.

LOUNGE/DINING ROOM 23'5 x 11'2 (7.14m x 3.40m)

Picture window to the front & French doors overlook & open to the rear garden. Coved ceiling. Pendant light point in the lounge & 3 down lighters in the dining area. Storage cupboard.

KITCHEN 9'8 x 8'9 (2.95m x 2.67m)

Window & uPVC part double-glazed door to the back. Fitted kitchen with a good range of cupboard & drawer storage with wall & base units. Roll edge work surfaces. Metro tiled splash-backs. Belling oven with stainless steel splash-back & aluminite extractor hood over. Spaces suitable for white goods with associated plumbing. Electric consumer unit.

FIRST FLOOR

LANDING

Ceiling light point. Smoke detector. Access hatch to insulated loft. Built-in storage cupboard.

BEDROOM ONE 10'5 x 8'10 minimum (3.18m x 2.69m minimum)

Picture window to the front. Similarly-sized built-in wardrobes & cupboards.

BEDROOM TWO 10'11 x 8'5 minimum (3.38m x 2.57m minimum)

Picture window to the rear with far reaching views. Built-in wardrobe & desk with cupboard over.

BEDROOM THREE 8'5 x 7'2 (2.57m x 2.18m)

Window to the front.

BATHROOM 8'11 x 6'4 (2.72m x 1.93m)

Wide obscured glazed window to the rear. Quality white modern suite with corner panelled bath with mixer tap. Tiled splash-back. Close coupled wc. Vanity wash hand basin with cupboard under. Separate quadrant shaped tiled shower with hand held mixer & overhead douchespray.

EXTERNALLY

Paved pathway up to the front door & 2 areas of artificial lawn.

GARDEN

To the rear of the property a southerly facing enclosed rear garden with paved patio, area of artificial lawn & a low maintenance home office. Steps lead down past this providing rear access, here the large garage.

GARAGE 18'1 x 14'3 (5.51m x 4.34m)

Light & power available.

HOME OFFICE 12'7 x 6'11 (3.84m x 2.11m)

uPVC double-glazed & insulated. Power available.

COUNCIL TAX

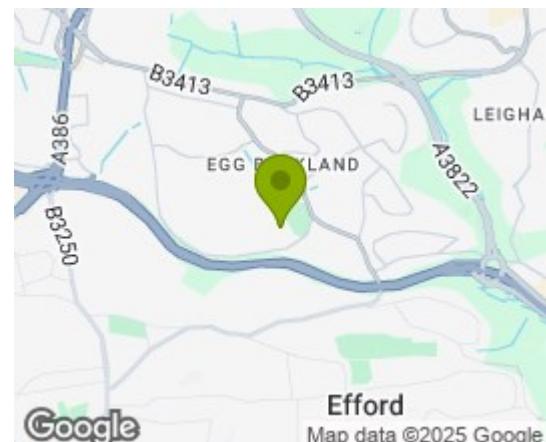
Plymouth City Council

Council Tax Band: B

SERVICES PLYMOUTH

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

Area Map

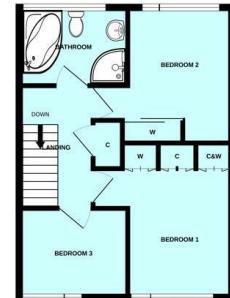


Floor Plans

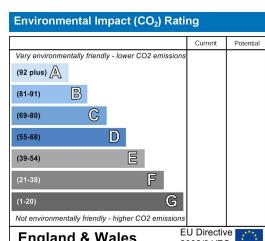
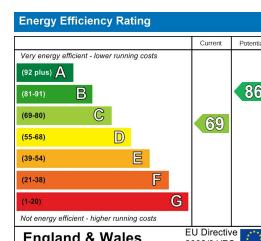
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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