



## 90 Shirburn Road

Eggbuckland, Plymouth, PL6 5PH

£240,000



A 1970s semi-detached family home in Eggbuckland is being sold with no onward chain, in need of some general modernisation. The accommodation comprises a porch, entrance hall, lounge/diner, kitchen, bedroom 4/study & wc on the ground floor. There are 3 bedrooms, a family bathroom & separate wc on the first floor. To the front of the property is a good-size garden & to the rear an enclosed garden with paved patio, large lawn, single garage & hardstand for 1 vehicle to the side.



## SHIRBURN ROAD, EGGBUCKLAND, PLYMOUTH, PL6 5PH

### ACCOMMODATION

Entrance via an obscured uPVC double-glazed door into the porch.

### PORCH 9'1" x 4'1" (2.78m x 1.25m)

Tiled floor. uPVC double-glazed window to the side with fitted blinds. Aluminium obscured double-glazed door which opens into the entrance hall.

### ENTRANCE HALL 8'9" x 7'10" (2.68m x 2.39m)

Staircase rising to the first floor landing with under-stairs storage/meter cupboard. Doors leading to the lounge/diner, kitchen & bedroom/study. Electric night storage heater.

### LOUNGE/DINER 19'3" narrowing to 9'7" x 13'9" narrowing to 8'0" (5.87m narrowing to 2.94m x 4.21m narrowing to 2.44)

An open-plan L-shaped room with a feature fireplace, wood mantle, tiled hearth & stone surround. Electric night storage heater. Dual aspect with two uPVC double-glazed window to the front & one to side. Ample space for a dining table & sofas.

### KITCHEN 10'7" x 9'0" (3.25m x 2.76m)

Matching base & wall mounted units to include position for a cooker & under counter fridge & freezer. A breakfast bar area. Roll edge laminate work surface has inset stainless steel sink unit. Tiled splash-back. uPVC double-glazed window to the rear. Obscured uPVC double-glazed door opening to the rear garden. Tiled effect vinyl flooring.

### BEDROOM FOUR/STUDY 10'10" narrowing to 3'9" x 12'5" narrowing to 2'11" (3.32m narrowing to 1.16m x 3.8m narrowing to 0.89m)

Currently being used as a bedroom. uPVC double-glazed window to the rear. Door into the wc.

### WC 6'4" x 2'7" (1.95m x 0.81m)

Matching suite of close coupled wc & pedestal wash hand basin. Wall mounted electric heater. Obscured uPVC double-glazed window to the rear. Heated towel rail.

### FIRST FLOOR LANDING 6'10" x 2'7" (2.09m x 0.79m )

Doors leading to the bedrooms, bathroom & wc.

### BEDROOM ONE 13'4" x 10'9" (4.08m x 3.3m)

To include an array of fitted bedroom furniture with wardrobes, vanity desk with best of drawers under & overhead storage units. Storage cupboard into the eaves. uPVC double-glazed window to the front with distant views over Plymouth. Further door to an airing cupboard, which is shelved & houses the hot water cylinder.

### BEDROOM TWO 8'11" x 7'7" (2.73m x 2.33m )

Fitted wardrobe. uPVC double-glazed window to the rear overlooking the garden.

### BEDROOM THREE 10'2" x 8'0" (3.12m x 2.45m)

Storage cupboard to the eaves. uPVC double-glazed window to the front with distant views over Plymouth.

### WC 5'1" x 3'10" (1.55m x 1.17m)

Low level wc & wall mounted wash hand basin with tiled splash-back. Obscured uPVC double-glazed window to the side.

### BATHROOM 8'0" x 4'11" (2.45m x 1.51m)

Suite comprising panelled bath with Triton shower above, pedestal wash hand basin & separate shower cubical with Mira electric shower. Part-tiled walls. Obscured uPVC double-glazed window to the rear.

### OUTSIDE

The property is approached via a shared path with the neighbour, which then divides. Steps leads up to the front door. Main front garden is laid to lawn with inset shrubs & plants. Wrought iron gate gives access to the side garden. To the rear a concrete patio area, access door to utility, a couple of steps lead up to a curved path leading to the garage. Bordered on both sides by a section of lawn with inset shrubs & plants. Courtesy door into side of garage. uPVC door leads out to the rear service lane. A path leads around the garage to the off-road parking for 1 vehicle with twin wrought iron gates to the fore.

### GARAGE 16'4" x 8'3" (4.99m x 2.53m)

Single-glazed window to both sides. uPVC double-glaze door opens into the garage.

### UTILITY ROOM 9'8" x 4'1" (2.95m x 1.27)

A uPVC door with obscured glazed panels opens into the utility room. uPVC double-glazed window to the side. Light & power available. Plumbing for washing machine. Space for a tumble-dryer & washing machine.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

### SERVICES

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

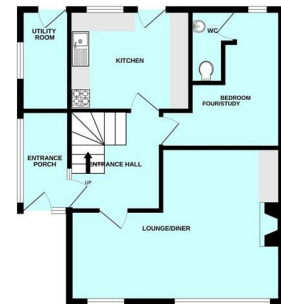
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## Area Map

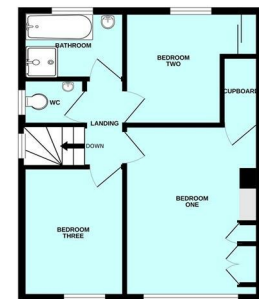


## Floor Plans

GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph

