



2 Kirkdale Gardens

Beacon Park, Plymouth, PL2 2RQ

£325,000



A detached 1930s style bungalow in a cul-de-sac position being sold with no chain. The accommodation comprises of an entrance hall, lounge, dining room, kitchen, 3 bedrooms, shower room & a separate wc. There is off-road parking for 1 vehicle on the stone-chipped driveway & a rear garden mainly laid to lawn.



KIRKDALE GARDENS, BEACON PARK, PLYMOUTH, PL2 2RQ

ACCOMODATION

ENTRANCE

Twin uPVC obscured double-glazed door which opens up into the porch.

PORCH 5'10" x 1'10" (1.78m x 0.56m)

Aluminium double-glazed door which opens up into the entrance hall.

ENTRANCE HALL 13'2" x 6'7" maximum (4.02m x 2.02m maximum)

Doors leading through to the lounge, bedrooms, shower room & wc.

LOUNGE 15'0" x 12'11" (4.58m x 3.95m)

Two uPVC double-glazed windows to the side. Feature fireplace with wooden mantle & bricks around with wooden plinth either side for a TV stand. Glass-fronted gas fire. Archway opens up into the dining room.

DINING ROOM 11'5" x 10'11" (3.48m x 3.35m)

Ample space for a dining table. uPVC double-glazed door with windows on either side opening out to rear garden. Door opening up into kitchen.

KITCHEN 13'3" x 11'5" (4.06m x 3.49m)

Matching base & wall-mounted units to include twin oven. Space for an upright fridge/freezer. Washing machine. Roll-edge laminate work surface with inset 4 ring gas hob & stainless steel sink unit. Tile splash-back. uPVC double-glazed window to rear. Wall-mounted Ideal Logic boiler. Stable doors opening up to a shelved pantry with uPVC double-glazed window to rear. uPVC double-glazed door opening up to the side & rear garden.

BEDROOM ONE 12'5" x 12'1" (3.81m x 3.69m)

uPVC double-glazed bay window to front.

BEDROOM TWO 11'10" x 12'11" (3.63m x 3.95m)

uPVC double-glazed window to side.

BEDROOM THREE 15'5" x 11'10" (4.72m x 3.63m)

Currently being used as an additional lounge. uPVC curved, double-glazed bay to the front.

SHOWER ROOM 7'6" x 5'5" (2.3m x 1.66m)

Walk-in shower cubicle with fitted Electric Mira shower. Wash-hand basin inset into vanity storage cupboards below. Obscured uPVC double-glazed window to side. Access hatch to roof void. wc.

WC 5'1" x 2'7" (1.57m x 0.81m)

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

OUTSIDE

Property approached via wrought iron gate which gives access to a paved path which leads to the front door. Bordered on one side by an area of stone chippings which acts as a hardstand allowing for parking for 1 vehicle. Main front garden is laid to lawn with some inset shrubs and plants. A path runs alongside the front of the property & around to the rear garden.

REAR GARDEN

Mainly laid to lawn with hardstand where there is currently a greenhouse with flower & shrub borders with wood panel fencing as the boundaries.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

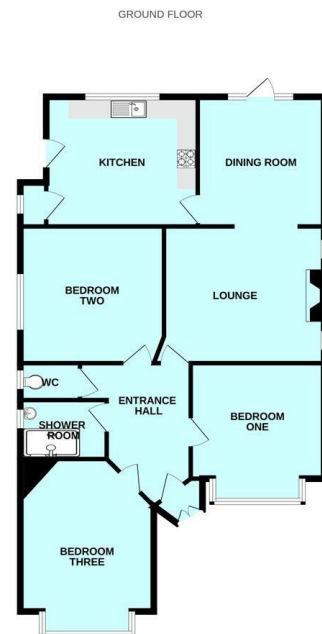
SERVICES

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

Area Map

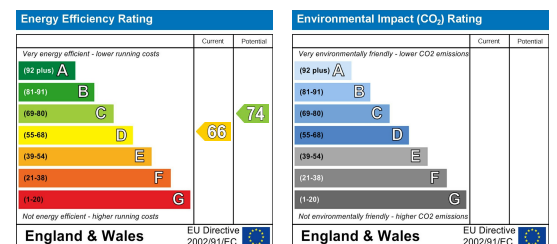


Floor Plans



Made with Mapbox CSD2

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.