Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



68 Grantley Gardens

Mannamead, Plymouth, PL3 5BS

£220,000

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Modern-built end of terrace house circa 1970s. Looked after well, upgraded & improved. Spacious, light & airy accommodation comprising of a hall, a generous sized lounge/dining room, a modern-fitted integrated kitchen, 2 double bedrooms & a bathroom with white suite. On the lower ground floor, a large integral garage with spacious store behind. The garage houses the Valliant gas-fired boiler & space for a washing machine. Standing on a wider than average plot with a long side garden & a good sized wide south-westerly facing rear garden.







LOCATION
In this popular & established residential area of Mannamead with a good variety of local services & amenities to hand. The position is convenient for access into the city and close-by connections to major routes in other directions.

ACCOMMODATION

LOWER GROUND FLOOR

GARAGE 18'1 x 14'8 overall (5.51m x 4.47m overall)
Up & over door. Long work surface. Space & plumbing under, suitable for a washing machine & tumble dryer. Houses the gas meter & modern electric consumer unit. Cold water tap. Valliant gas-fired boiler servicing central heating & domestic hot water. Door into:

STORE 13'9 x 7'4 (4.19m x 2.24m)
Floor area. Light point.

FIRST FLOOR

HALL 8'10 x 6'4 (2.69m x 1.93m)
Staircase rises to the first floor with under-stairs cupboard.

LOUNGE/DINING ROOM 16'10 x 14'7 overall (5.13m x 4.45m overall)
uPVC double-glazed back door to the rear garden. Wide picture window. Focal feature fireplace with coal effect gas fire. Doorway into:

KITCHEN 8'11 x 7'10 (2.72m x 2.39m)
Modern-fitted with a good range of cupboard & drawer storage. Integrated appliances include a 4 ring gas hob with illuminated extractor hood over & electric fan-assisted oven under.

FIRST FLOOR

LANDING

BEDROOM ONE 14'7 x 10'5 (4.45m x 3.18m)
2 windows overlook the rear garden.

BEDROOM TWO 15'4 x 8'5 (4.67m x 2.57m)
Window to the front.

BATHROOM 2'7 x 5'9 overall (0.79m x 1.75m overall)
Window to the front. White suite. Bath with electric Mira Sprint shower over. Wc. Wash-hand basin. Airing cupboard.

EXTERNALLY
Parking on the private drive (12'6" x 9'4" wide). Steps rising to the front door. Long side garden. Gate opens into rear garden. Rear garden has wide paves patio & decked area with pergola over. A low maintenance garden with a variety of ornamental shrubs.

COUNCIL TAX
Plymouth City Council
Council Tax Band: B

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

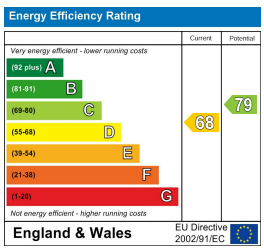
Area Map

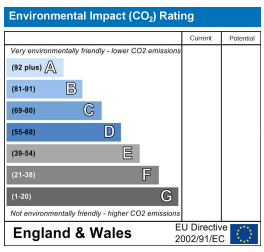


Floor Plans



Energy Efficiency Graph





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