



## 15 Crackston Close

Eggbuckland, Plymouth, PL6 5SN

£220,000



Well proportioned modern built mid-terraced house arranged over 2 storeys. Having the benefit of gas fired central heating with modern Worcester boiler & uPVC double-glazing. Remodelled in the past & now comprising a hall with downstairs wc. A basic fitted kitchen & a generous-sized through lounge/dining room with windows to the front & rear. At first floor level a landing with airing cupboard housing the boiler, 4 bedrooms, bathroom with white suite including bath, wc & wash hand basin. The property has a long front garden, long southerly-facing enclosed rear garden & a single-sized garage located in a close by block. The property is in need of a program of updating & refurbishment, as such offers good potential.



## CRACKSTON CLOSE, EGGBUCKLAND, PLYMOUTH, PL6 5SN

### LOCATION

Found in this cul-de-sac of Crackston Close in the popular & established residential area of Eggbuckland, together with nearby Crownhill provide for a good variety of local services & amenities. Convenient access into the city & close by connection to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

##### HALL 15'4 long (4.67m long)

Window to the front. Two storage cupboards. Staircase rises & turns to the first floor.

##### WC

Wash hand basin & wc.

##### LOUNGE/DINING ROOM 23'7 x 11'4 maximum in part 9'2 (7.19m x 3.45m maximum in part 2.79m)

Feature fireplace. Serving hatch to the kitchen.

##### KITCHEN 11'9 x 8'10 (3.58m x 2.69m)

Window & door to the back garden. Ultimate oven. Sink.

#### FIRST FLOOR

##### LANDING

Cupboard housing the Worcester boiler servicing the central heating & domestic hot water.

##### LOFT

Access ladder. Loosely floored. Insulated. Light point.

##### BEDROOM ONE 11'8 x 10'6 (3.56m x 3.20m)

Window to the front.

##### BEDROOM TWO 12'9 x 6'8 in part 7'6 maximum (3.89m x 2.03m in part 2.29m maximum)

Window to the rear.

##### BEDROOM THREE 9'10 x 5'5 (3.00m x 1.65m)

Window to the rear.

##### BEDROOM FOUR 9'2 x 5'7 (2.79m x 1.70m)

Window to the rear.

##### BATHROOM 9'1 x 5'5 (2.77m x 1.65m)

Window to the front. White suite with bath, wc & wash hand basin.

##### GARAGE 15'5 x 7'10 (4.70m x 2.39m)

Metal up & over door. Located in close by block.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

### SERVICES PLYMOUTH

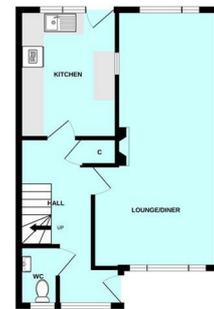
The property is connected to all the mains services: gas, electricity, water and drainage.

### Area Map

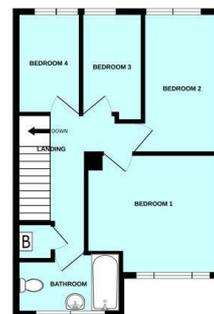


### Floor Plans

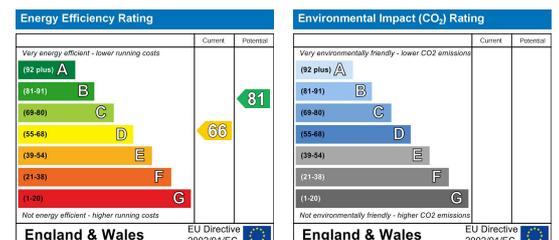
GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph



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