



## 162 Miller Way

Thornbury, Plymouth, PL6 8UG

£180,000



Modern mid-terraced house with traditional design over 2 storeys, benefiting from uPVC double glazing & gas heating. Accommodation comprises entrance lobby, spacious lounge/dining room with feature fireplace, fitted kitchen/breakfast room, 2 double bedrooms with fitted furniture & a bathroom. Front garden, enclosed rear garden with patio & lawn, plus a single garage in a nearby block. Vacant & no onward chain.



MILLER WAY, THORNBURY, PLYMOUTH, PL6 8UG

SUMMARY

A modern built mid-terraced house, traditional design & construction arranged over 2 storeys. Having the benefit of uPVC double-glazing. Heating is via individual gas heaters. The accommodation comprises an entrance lobby with meter cupboard, a spacious lounge/dining room with a feature fireplace, fitted & integrated kitchen/breakfast room, 2 double bedrooms, both with fitted furniture & a bathroom with coloured suite. An open-plan front garden. Enclosed rear garden with patio & lawn. Single garage in close-by block. Vacant. No onward chain.

LOCATION

Fund in Miller Way, a residential district part of Thornbury. A number of local services & amenities to hand. Close to Derriford Hospital, business parks & the college of St. Mark & St. John. Good access into the city & northwards.

ACCOMMODATION

ENTRANCE LOBBY 4'3 x 3'4 (1.30m x 1.02m)

Window to the side. Cloaks cupboard. Meter cupboard housing electric meter, consumer unit & mains gas meter.

LOUNGE/DINING ROOM 17'9 x 13'11 (5.41m x 4.24m)

Picture window to the front elevation. Staircase rises to the 1st floor. Baxi Brazilia 2 Slimline gas heater. Focal feature fireplace with polished surround & fitted gas fire. Door to:-

KITCHEN/BREAKFAST ROOM 13'10 x 8'2 (4.22m x 2.49m )

Window overlooking the rear garden. A range of cupboard & drawer storage. Wall & base units along 3 sides. Stainless steel sink. New World dual oven/grill. Stoves 4 ring gas hob with illuminated extractor hood over. Space for plumbing for various white goods. Gas boiler servicing hot water.

FIRST FLOOR

LANDING 9'7 x 6' overall (2.92m x 1.83m overall)

Access hatch to loft. Shelved airing cupboard.

BEDROOM ONE 13'10 x 10'4 max (4.22m x 3.15m max)

2 windows to the rear. Range of built-in bedroom furniture including chest of drawers & a run of fitted wardrobes along 2 sides.

BEDROOM TWO 12'1 x 10'1 max (3.68m x 3.07m max)

Window to the front with long views. Run of built-in bedroom furniture including wardrobes, dressing table & cupboards over.

BATHROOM 7'7 x 6'6 max (2.31m x 1.98m max)

Coloured suite comprising bath with separate taps & Mira thermostatic shower over. Tiled splash-backs. Wc. Pedestal wash-hand basin.

EXTERNALLY

Open plan front garden with path leading up to the front door. To the rear, a good sized & enclosed back garden with paved patio next to the property. Steps up to a lawned garden. At the end, a pedestrian gate opens to the rear. Access to the garage located in a close-by block.

GARAGE

Single sized.

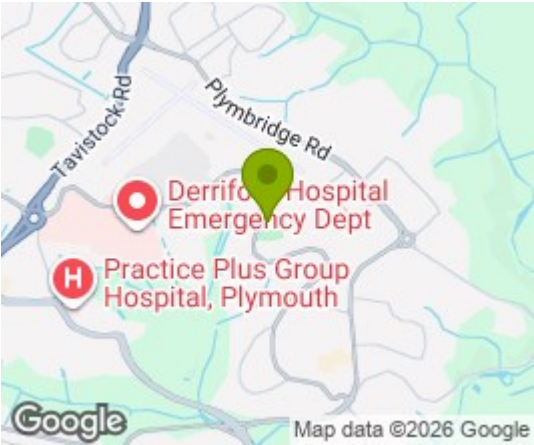
COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

SERVICES

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

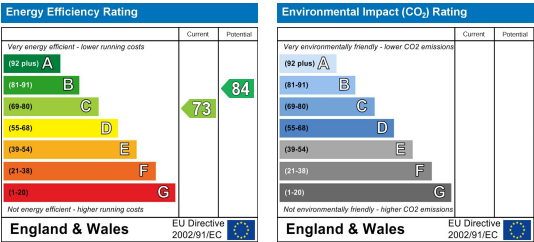
Area Map



Floor Plans



Energy Efficiency Graph



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