



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

