

FOR SALE



St Pancras Avenue, Manadon

3 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £170,000


MARTIN&CO



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- THREE BEDROOMS
- MID TERRACED PROPERTY
- LOUNGE
- DINING ROOM
- KITCHEN AND BATHROOM



SUMMARY *FANTASTIC OPPORTUNITY FOR THOSE LOOKING TO UNDERTAKE A RENOVATION PROJECT*****

A three bedroom house, offering a fantastic opportunity for those looking to undertake a renovation project. Situated in a convenient location, this property has great potential to be transformed into a modern and stylish home, making it an ideal investment for buyers with a vision.

LOCATION Manadon is a predominantly post-war suburb of Plymouth, England. Located roughly in the city's center, it's known for its modern housing estates and convenient location. Manadon offers a mix of residential homes, shops, and community facilities. The area is primarily made up of post-war housing, with a variety of styles and sizes available. Manadon has a primary school, a secondary school, a sports and community hub, and several local shops. The Manadon interchange, located on the A38 road Parkway, provides easy access to other parts of Plymouth and beyond. The area offers opportunities for sports and leisure activities through its community hub and nearby parks.

Manadon is a popular choice for those seeking a comfortable and convenient place to live in Plymouth.

DESCRIPTION This three-bedroom house presents an exciting opportunity to create your dream living space. Located in a convenient area, this property offers ample potential for renovation.

Step inside to discover two spacious reception rooms, providing plenty of room for relaxation and entertaining. These rooms are bathed in natural light, creating a bright and airy atmosphere. While the kitchen may require some updates, its layout offers endless possibilities for creating a modern and functional



culinary hub.

Upstairs, you'll find three generously sized bedrooms, each providing a peaceful retreat. The family bathroom, while in need of modernization, can be transformed into a luxurious oasis with a few thoughtful upgrades.

Enjoy the outdoors in your private front and rear gardens. The rear garden offers a tranquil escape, perfect for gardening, alfresco dining, or simply unwinding.

Electric heating ensures warmth throughout the home, providing comfort during colder months.

This three-bedroom, two-reception room house is a blank canvas waiting for your creative touch. With a little TLC, it can become a beautiful and functional family home or a valuable investment.

VIEWINGS Interested applicants should call Martin & Co (Plymouth) today on 01752 255 255 in order to

arrange their viewing appointment.

NOTICE TO APPLICANTS We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We routinely refer potential purchasers to Move With Us conveyancing. It is your decision whether you choose to deal with Move with Us. In making that decision, you should know that we receive an annual payments benefits, equating to approximately £200 per referral.





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Ground Floor



Floor 1

Approximate total area⁽¹⁾

855.62 ft²
79.49 m²

Reduced headroom

15.28 ft²
1.42 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Martin & Co Plymouth

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.