



54 Stangray Avenue, Mutley, Plymouth, PL4 6PT



# Price £250,000

Lang Town and Country are delighted to present to the market this mid terraced family home which is within close proximity to the City Centre, Central Park as well as Hyde Park Infant and Junior Schools. There are also a range of amenities within walking distance including a convenience store, a Doctors Surgery and a wide host of shops and stores on Mutley Plain.

The property has been very well maintained, by its present owners, for over sixty years.

The accommodation comprises a lounge, separate dining room, fitted kitchen, utility room and separate W.C on the ground floor, with three generous bedrooms, bathroom and separate W.C. on the first floor.

Externally there is a front garden laid to patio, with an enclosed rear garden with a wall boundary, lawned area, patio area and flower beds with a variety of shrubs and bushes and rear pedestrian access.

An early viewing is essential to appreciate this well-maintained property with loads of potential.



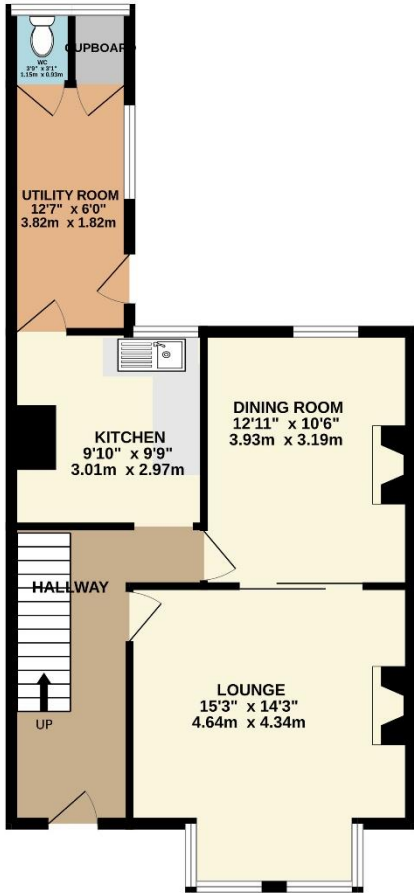
To view this property call Lang Town & Country Estate Agents on **01752 256000**

[www.langtownandcountry.com](http://www.langtownandcountry.com)

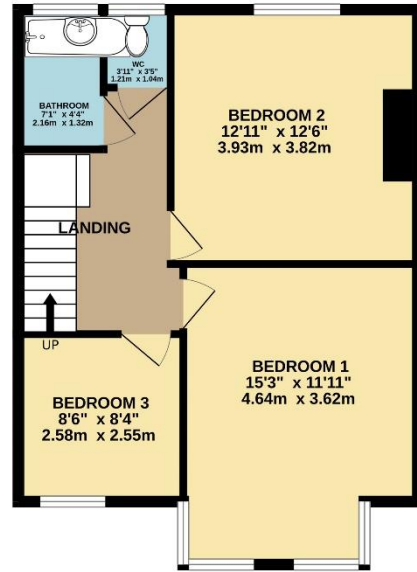




GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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