



30 Ashford Crescent, Mannamead, Plymouth, Devon, PL3 5AB

Guide Price £210,000



Lang Town and Country are delighted to offer this wonderful home with lots of potential.

Occupying a delightful and sought-after position on the fringe of Mannamead, this deceptively spacious mid-terrace home offers an excellent opportunity for those looking to add their own personal touch.

The well-arranged ground floor accommodation features an inviting entrance hallway, a generous sitting room, a separate dining room and a fitted kitchen. Upstairs, the property provides three bedrooms and a family bathroom. On the lower level is a very useful cellar.

The property has been lovingly maintained over the years but would benefit from refreshment, making it ideal for buyers seeking a project with great potential.

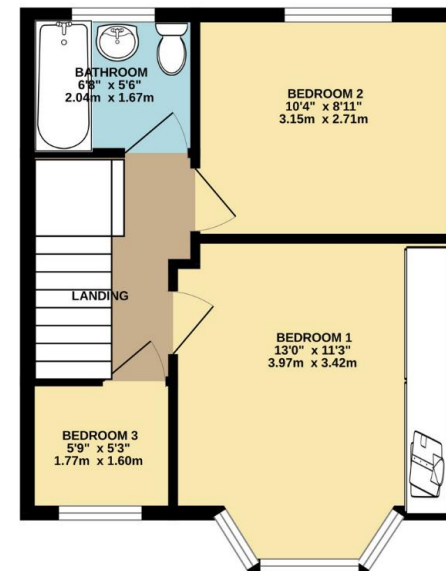
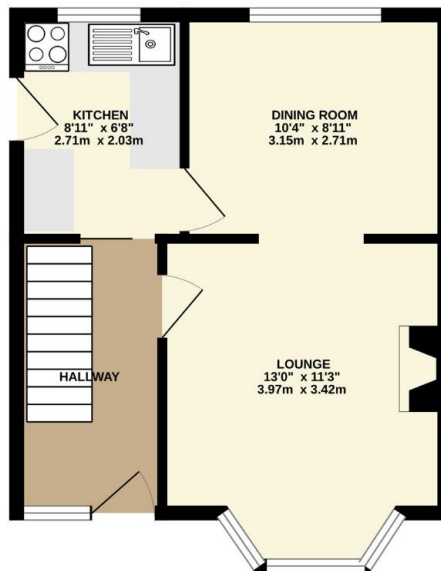
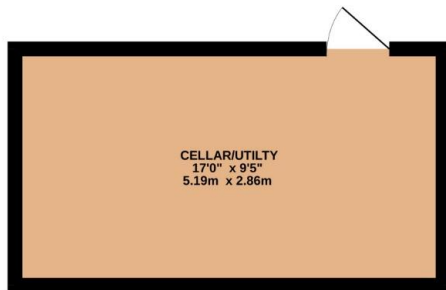
Externally, the property enjoys a front garden, with access to the rear, and a good-sized South facing rear garden and patio, where you can relax and enjoy the sunny aspect. An added benefit is the garage in a separate block.

A wonderfully positioned home with plenty of scope—early viewing is highly recommended.



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





TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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