



## 8 Whiteford Road

Mannamead, Plymouth, PL3 5LX

**Guide Price £475,000**



Guide price £475,000 - £500,000. A substantial period built three storey terraced house providing generously proportioned light & airy accommodation retaining an attractive variety of characterful & period features. Gas central heating. Porch, reception hall, two spacious reception rooms, 25' fitted kitchen/breakfast room, utility room & downstairs WC. Five double bedrooms & two bathrooms. Garden to the front, walled rear garden & double garage with loft over. No onward chain.



WHITEFORD ROAD, MANNAMEAD, PLYMOUTH, PL3 5LX

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### THE PROPERTY

A substantial period built three storey terraced house providing generously proportioned light and airy accommodation retaining an attractive variety of characterful and period features and having gas fired central heating.

On the ground floor with porch, reception hall, generous size front set sitting room with working fireplace, bay window and twin sets of double concertina doors opening to a generous size dining room with window to the rear. In the tenement section, a 25' large fitted kitchen/breakfast room retaining original features, the kitchen installed by Barnes of Ashburton with a gas fired Aga. Off this, a useful utility room and downstairs WC.

At first floor level, a landing giving access to three good size double bedrooms, a bedroom to the front with bay window, two bathroom/WC's. A staircase rises to the second floor with two further good size double bedrooms, five in total.

The property stands on a rectangular shape plot, set back from the street and pavement by a front garden and to the rear, a walled courtyard garden with an area of lawned garden and at the end, a substantial double garage with loft store over, power and lighting and remote controlled door. Being sold with no onward chain.

### ACCOMMODATION

#### GROUND FLOOR

**ENTRANCE LOBBY 5'8 x 4'6 (1.73m x 1.37m)**

#### RECEPTION HALL

Useful under stairs storage cupboards. Staircase to the first floor.

**LOUNGE 18'6 x 15'6 (5.64m x 4.72m)**

Twin sets of double concertina doors to:

**DINING ROOM 13'5 x 13'1 (4.09m x 3.99m)**

Window to the rear.

**KITCHEN/BREAKFAST ROOM 25'2 x 12'1 (7.67m x 3.68m)**

Spacious with excellent built in storage including old cupboards and modern units. Sink unit, dishwasher, two ring Smeg gas hob and AGA cooker.

**UTILITY ROOM 6'4 x 5' (1.93m x 1.52m)**

#### WC

WC and wash hand basin.

#### FIRST FLOOR

**MASTER BEDROOM 18'5 x 13'7 (5.61m x 4.14m)**

Bay window to the front.

#### BATHROOM

Window to the front. Bath, WC, wash hand basin and corner shower.

**BEDROOM TWO 13'4 x 13'3 (4.06m x 4.04m)**

#### BATHROOM TWO

Bath, WC, wash hand basin and shower.

**BEDROOM THREE 16'3 max x 12'2 (4.95m max x 3.71m)**

Window overlooking the rear garden.

#### SECOND FLOOR

##### LANDING

**BEDROOM FOUR 20'9 x 14'1 max (6.32m x 4.29m max)**

Window to the front. Focal feature fireplace.

**BEDROOM FIVE 20'9 x 8'11 max (6.32m x 2.72m max)**

Window to the rear. Focal feature fireplace.

**EXTERNALLY 18'9" (5.72m)**

Front garden. Good size rear garden, walled with a courtyard area, patio area and lawn. At the end stands a detached DOUBLE GARAGE 18'9" x 15'7" wide (5.72m x 4.75m) wide with loft store over.

### AGENTS NOTE

Tenure - Freehold.

Council tax - Band E.

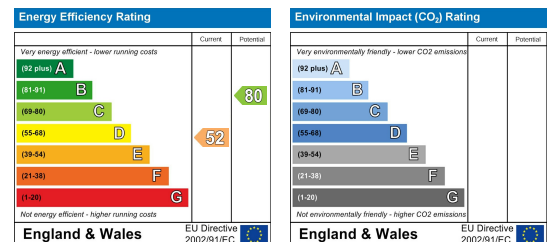
## Area Map



## Floor Plans



## Energy Efficiency Graph



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