



1 Balmoral Avenue

Stoke, Plymouth, PL2 1HP

£190,000



End of terrace period built property being in the same family ownership for many years. Extensively upgraded, refurbished & improved in recent years, having the benefit of gas fired central heating with a modern eco boiler. Arranged over two storeys and on the ground floor with porch, hall, good size front set lounge with bay window & wood burning stove which is Heatas registered and regularly serviced. A separate dining room to the rear with access to walk in under stairs storage cupboard. A modern quality fitted kitchen with integrated appliances and housing the boiler installed in 2023. At first floor level, access to a boarded loft for storage, two good size bedrooms, the main bedroom to the front with fitted wardrobes and the second bedroom to the rear with cupboard over the stairs. A well appointed family bathroom/WC. Delightful walled courtyard garden. Well appointed store/shed with power, lighting and insulation and a useful utility cupboard.



1 BALMORAL AVENUE, STOKE, PL2 1HP

LOCATION

Located at the top of Balmoral Avenue in this popular, established and residential area of Stoke, with a variety of local services and amenities found close by. The position is convenient for access into the city and nearby connections to major routes in other directions.

ACCOMMODATION

PVC part double glazed door with window over into:

GROUND FLOOR

ENTRANCE LOBBY 3'8 x 3'1 (1.12m x 0.94m)

Panelled part leaded glazed door into:

HALL

Coved ceiling with arch, corbels and pendant light point. Staircase with carpeted treads rises and turns to the first floor. Overhead cupboard housing mains electric meter and consumer unit.

LOUNGE 13'1 x 11'1 (3.99m x 3.38m)

Bay window to the front. Coved ceiling. Pendant light point. Focal feature fireplace recess with fitted wood burning stove.

DINING ROOM 11'2 x 11 (3.40m x 3.35m)

Window overlooking the rear courtyard garden. Coved ceiling. Light point. Fitted shelves to either side of vented chimney breast. Door to useful walk in under stairs storage cupboard with light point and fitted shelving. Access door to further under stairs storage cupboard housing the mains gas meter.

KITCHEN 11'2 x 8'9 (3.40m x 2.67m)

Window to the side and side entrance door. Modern fitted kitchen with roll edge work surfaces, metro tiled splash backs, inset stainless steel sink with mixer tap. Integrated appliances include variable size gas hob with Cooke & Lewis extractor hood over and Stoves fan assisted electric oven under. Space for dishwasher. Wall mounted Worcester gas fired boiler servicing the central heating and domestic hot water.

FIRST FLOOR

LANDING

Access hatch to the loft which is insulated and boarded with light point and pull down ladder.

BEDROOM ONE 13'8 x 10'11 (4.17m x 3.33m)

Window to the front. Coved ceiling. Light point. Two built in wardrobes.

BEDROOM TWO 11' x 8'2 (3.35m x 2.49m)

Window overlooking the rear. Coved ceiling. Light point. Over stairs wardrobe/cupboard.

BATHROOM

Obscure glazed window to the rear. White modern suite with close coupled WC, pedestal wash hand basin with tiled splash back, panelled bath with mixer tap and wall mounted shower attachment. Metro tiled splash backs. Explain extractor fan. Chrome ladder radiator.

EXTERNALLY

To the rear of the property, a delightful sunny courtyard garden with raised flower/shrub border on one side. Pedestrian gate to the rear service lane. Useful clothes washing lines. Outside water tap. Doors to utility cupboard and shed.

SHED 13'8 x 6'6 (4.17m x 1.98m)

Work bench and vice. Wide window. power and lighting. Sub divided storage area.

UTILITY CUPBOARD

Space and plumbing suitable for automatic washing machine. Space for tumble dryer. Power and lighting.

AGENTS NOTE

Tenure - Freehold.

Plymouth City Council Tax - Band A.

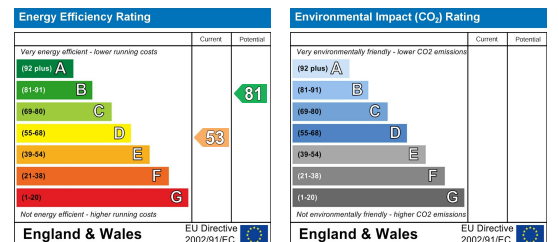
Area Map



Floor Plans



Energy Efficiency Graph



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