



## 7 Michael Road

Mannamead, Plymouth, PL3 5BL

£450,000



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## MICHAEL ROAD, MANNAMEAD, PLYMOUTH, PL3 5BL

### THE PROPERTY

A semi detached house understood to date back to the 1930's offering generously proportioned two storey accommodation. On the ground floor with porch, spacious reception hall, generous size front set sitting room with period fireplace and sliding doors to a large dining room with french door and windows to the rear garden, a good size separate breakfast room and a kitchen with basic fittings, from here to a side porch with outside WC and store. At first floor level, four bedrooms, two being large doubles, a bathroom and a separate WC. Standing on a wide deep plot with front garden and a drive providing off street parking and giving access to a good size garage, wide area to the side which offers potential perhaps for extension or making a larger garage subject to approval. To the rear, a delightful large wide enclosed back garden enjoying a good degree of privacy and seclusion and with a south and westerly aspect. Requiring modernisation and updating.

### LOCATION

Set in this short cul de sac of Michael Road in the popular established residential area of Mannamead. Positioned on the west side of the road day having the benefit of day long sunshine on the front, to the side and to the rear in the afternoon and evening. With a good variety of local services and amenities nearby and the position is convenient for access into the city and close by connections to major routes in other directions.

### ACCOMMODATION

PVC panelled front door into:

### GROUND FLOOR

#### ENTRANCE PORCH

5' x 3'2 (1.52m x 0.97m)

Part leaded glazed door into:

#### RECEPTION HALL

18'9 x 8'1 overall (5.72m x 2.46m overall)

Picture rail. Staircase with timber newel post and banister rises in a straight run to the first floor. Three useful under stairs storage cupboards housing the gas meter, electric meter and consumer unit.

#### SITTING ROOM

16'6 x 14'2 max (5.03m x 4.32m max)

Wide bay window to the front. Focal feature period fireplace and hearth. Sliding doors to:

#### DINING ROOM

13'11 x 13'1 (4.24m x 3.99m)

Window and PVC part double glazed french door overlook and open to the rear garden. Picture rail. Period fireplace and hearth.

#### BREAKFAST ROOM

10'3 x 9'9 (3.12m x 2.97m)

Period tiled fireplace. Under stairs storage cupboard.

#### KITCHEN

14'9 x 7' (4.50m x 2.13m)

Windows to the front and rear overlooking the back garden. Basic fittings with a range of cupboard and drawer storage. Stainless steel sink. Four ring gas hob and oven/grill. Space for white goods. Panelled part glazed door to:

#### SIDE PORCH

5'8 x 3' (1.73m x 0.91m)

Door to the front and door into:

#### OUTSIDE WC

High flush. Behind this, a useful:

#### STORE

Housing the modern Baxi gas fired boiler servicing the central heating and domestic hot water.

### FIRST FLOOR

## LANDING

Window to the side elevation. Picture rail. Access hatch to the loft.

## BEDROOM ONE

**17'1 x 12'11 max to chimney breast (5.21m x 3.94m max to chimney breast)**

Bay window to the front elevation. Built in wardrobes to either side of the chimney breast.

## BEDROOM TWO

**14' x 13'1 (4.27m x 3.99m)**

Window overlooking the rear garden. Picture rail. Tiled period fireplace. Built in wardrobe.

## BEDROOM THREE

**10'3 x 10' (3.12m x 3.05m)**

Window overlooking the rear garden. Picture rail.

## BEDROOM FOUR

**8'3 x 7'3 (2.51m x 2.21m)**

Window to the front elevation. Picture rail.

## BATHROOM

**9'3 x 7' (2.82m x 2.13m)**

Window to the side with long views. Coloured suite with twin grip panelled bath, pedestal wash hand basin, and tiled shower. Walk in airing cupboard housing the insulated hot water tank.

## WC

**7'7 x 2' max (2.31m x 0.61m max)**

Obscure glazed window. White WC.

## EXTERNALLY

A drive provides off street parking and gives access to the garage. A separate gate opens into a path leading up to the front door. Set well back from the street and pavement by a front garden. A path to the side of the property gives access to the outside WC and store. To the rear, a wide and deep walled garden with a profusion of interesting specimen bushes, shrubs and plants.

## GARAGE

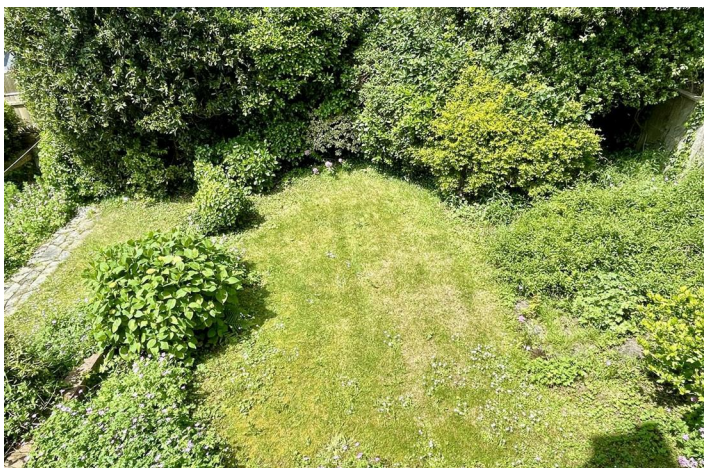
**16'5 x 8'10 approx internal measurements (5.00m x 2.69m approx internal measurements)**

Metal up and over door to the front.

## AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council Tax - Band E.



## Road Map



## Hybrid Map

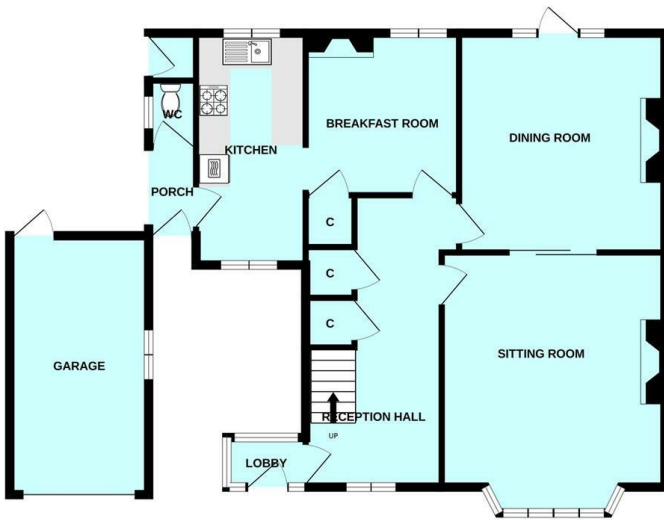


## Terrain Map



## Floor Plan

GROUND FLOOR



1ST FLOOR

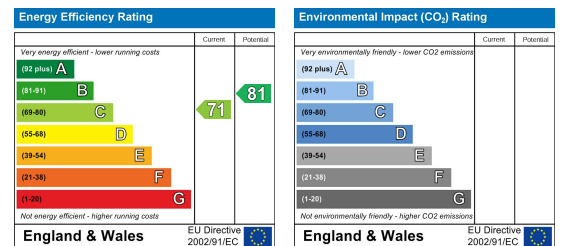


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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