



# Falcon

01752 600444

## 16 Duckworth Street

Stoke, Plymouth, PL2 1EW

Guide Price £180,000 - £190,000







## In Brief

**A really lovely 2 bed home backing onto the park with lovely garden**

**Reception Rooms** Living room and large kitchen / diner

**Bedrooms** 2 bedrooms

**Heating** Gas central heating

**Area** 656 sq ft

**Tenure** Freehold

**Parking** On street parking plus possibility of rental of a space via the council.

**Council Tax** A

## Description

Located in this fabulous spot close to the heart of Stoke Village and on a quiet walkway is this beautifully presented 2 bed roomed property. As you go through the front door you have a small hallway with a lovely living room off to the right. The living room has a period style fireplace as a focal point. The kitchen dining room are open as one and make a fabulous open space, the heart to this lovely home. the floors have been stripped and there is a pair of patio doors to the garden. the kitchen area is stylish and fitted with a modern range of units that includes an oven and hob. Off the first floor landing there are two bedrooms and a beautiful bathroom. The bathroom has both a free standing bath and a separate shower cubicle. The outlook is fantastic, right into Blockhouse Park to the rear, the same outlook is enjoyed from the second bedroom as well. the property comes with gas central heating and upvc double glazing. the property has been really well modernised over the past 10 years. Outside to the rear the garden is lovely, laid to both decking and artificial grass and all enclosed by original walling whilst backing onto the park. This really is a fabulous property in a great spot that will certainly make a lovely first time buy.

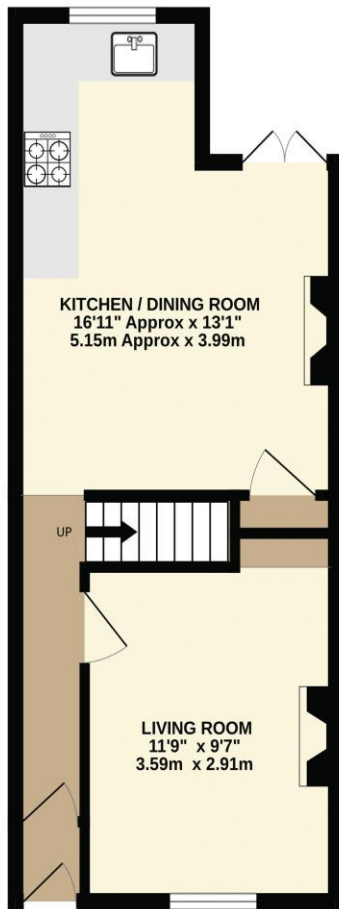
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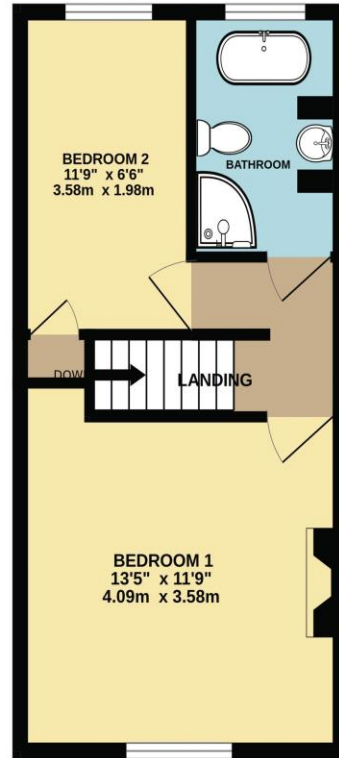


# Floor Plans

GROUND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



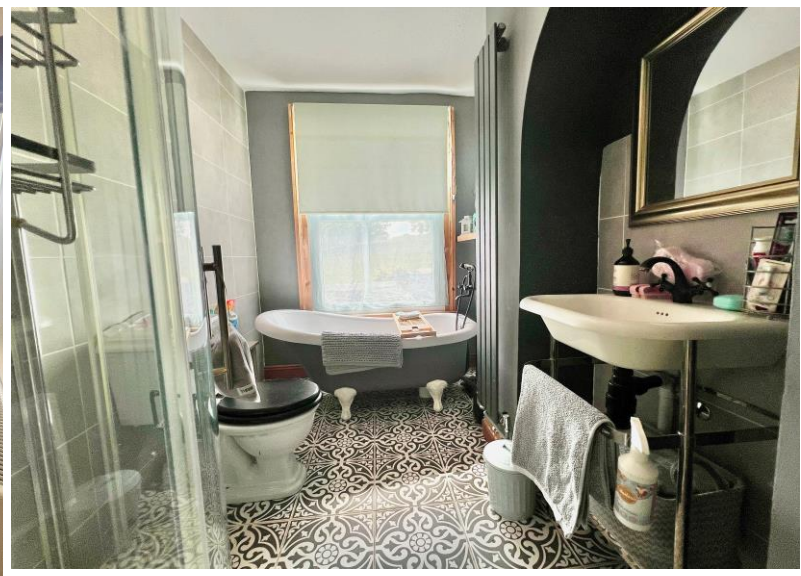
TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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