



Falcon

01752 600444

10 Clinton Avenue

Lipson, Plymouth, PL4 7HA

Guide Price £230,000 - £240,000





In Brief

A fabulous stylish Three Bedroom Gem with Garage, Decking & Wood Burner

Reception Rooms Large living room with kitchen / diner

Bedrooms 3 bedrooms

Heating Gas central heating

Area 865 sq ft

Tenure Freehold

Parking On street parking plus GARAGE

Council Tax B

Description

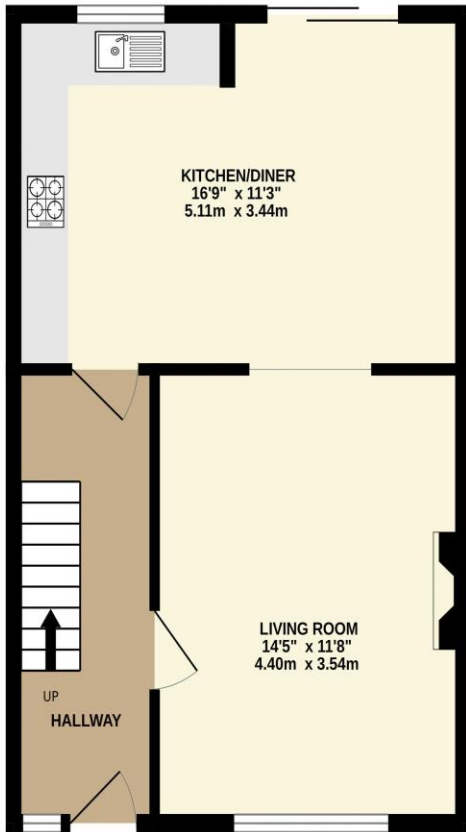
Situated in a highly sought-after and well-established residential area, close to excellent primary and secondary schools, this beautifully presented 1940s three-bedroom mid-terraced home offers stylish and spacious family living throughout. The welcoming entrance hallway leads into a generous living room featuring a fabulous fitted wood burner, installed approximately 18 months ago, creating a warm and cosy focal point. The living room flows seamlessly into the impressive kitchen/diner, fitted around five years ago with a contemporary range of units incorporating an integral oven and hob. Sliding patio doors open directly onto the garden, filling the space with natural light and providing an ideal setting for entertaining. To the first floor are three well-proportioned bedrooms and a modern shower room, fitted approximately four years ago. Additional benefits include gas central heating with a regularly serviced boiler installed around five years ago, UPVC double glazing and modern wiring. Outside, the rear garden is beautifully maintained and colourful, featuring a lovely decked seating area complete with a stylish sail canopy overhead. A useful utility room provides plumbing for a washing machine, while a rear gate gives access to the service lane. Completing this excellent home is the rare advantage of a single garage to the rear.

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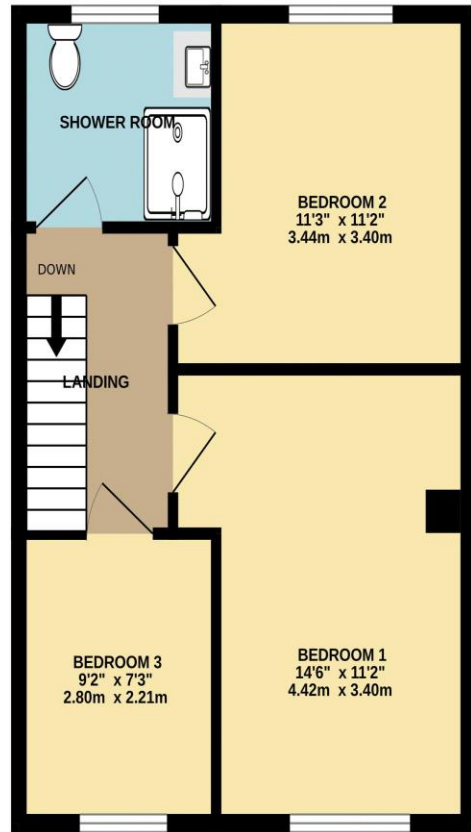
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Floor Plans

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.4 sq.m.) approx.
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