



Falcon

01752 600444

39 Lorrimore Avenue

Stoke, Plymouth, PL2 1HZ

Guide Price £170,000 - £180,000





In Brief

2 Beds, period charm, sunny garden & stylish interiors – your perfect first home starts here

Reception Rooms Lovely living room with separate dining room.

Bedrooms 2 double bedrooms

Heating Gas central heating

Parking On street parking

Area 822 sq ft

Council Tax A

Tenure Freehold

Description

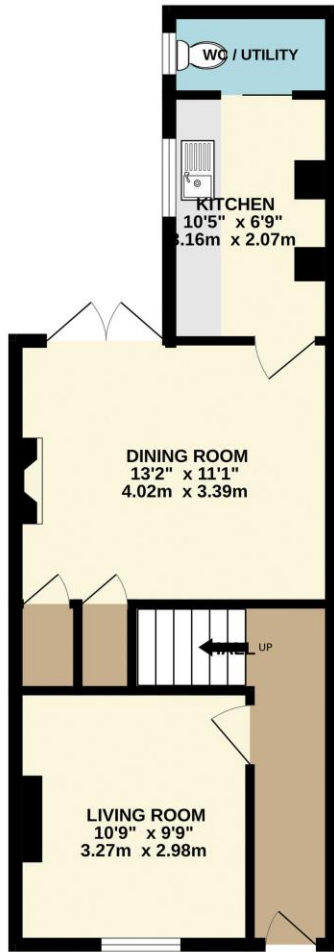
Packed with character and ready to move straight into, this gorgeous two-bedroom period terrace is the perfect first step onto the property ladder. Step through the hallway into a bright front living room, then on to a spacious dining room featuring exposed brickwork to the chimney breast and French doors opening onto the garden – ideal for entertaining. The stylish modern kitchen is complemented by a handy utility/WC, making everyday living a breeze. Upstairs you'll find two generous double bedrooms, with the main bedroom leading through to a fresh white bathroom complete with both a bath and separate shower. Stripped wooden floorboards add plenty of charm throughout the hallway, living room, dining room and second bedroom, while gas central heating and uPVC double glazing provide modern comfort. Outside, the sunny east/south-east facing garden is a real highlight, with original walling, a lawn and a lovely patio that's perfect for morning coffee or summer BBQs. Just a short stroll from the independent shops, cafés and pubs of Stoke Village, with Central Park, the Life Centre and the city centre all within easy reach, this is a home full of personality in a brilliantly convenient location.

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Floor Plans

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

