



2 Aberdeen Avenue, Manadon, Plymouth, Devon, PL5 3UG

Price £325,000



Situated in the popular residential area of Manadon Park, this very well-presented three-bedroom semi-detached home offers comfortable, low-maintenance living with the added benefits of a conservatory, garage, and driveway parking for two vehicles.

A uPVC double-glazed front door opens into the entrance hall, with a convenient ground floor cloakroom fitted with a WC and vanity wash hand basin. The spacious lounge enjoys a pleasant outlook to the front with stairs rise to the first floor.

To the rear of the property, the well-equipped kitchen/diner is fitted with an extensive range of matching wall and base units, generous worktop space and a sink. Integrated appliances include a range cooker with extractor canopy, washing machine, dishwasher, and fridge freezer. The dining area benefits from useful understairs storage and French doors opening into the conservatory.

The conservatory provides an excellent additional reception space, enjoying views over the rear garden and featuring a tiled floor, power and lighting, with French doors leading directly outside.

Upstairs, the first-floor landing provides access to the loft via a retractable aluminium ladder. There are three bedrooms, including a generous principal bedroom overlooking the front, a second double bedroom to the rear, and a third bedroom with a built-in airing cupboard. Completing the accommodation is a fully tiled shower room fitted with a modern three-piece suite comprising a shower cubicle with electric shower, vanity wash hand basin and WC.

Externally, the property benefits from a single garage with an up-and-over door, together with driveway parking for two vehicles. The enclosed rear garden has been designed for ease of maintenance, being attractively laid with brick paviours and decorative stone chippings, and includes an outside tap, rear pedestrian access, and a storage shed with power.

This is an ideal home for first-time buyers, families or those looking to downsize, offering practical accommodation in a sought-after location with excellent access to local amenities, schools, Derriford Hospital, the A38 and Plymouth city centre.

In accordance with the Estate Agents Act (1979), we hereby disclose that the owner of this property is an employee at Lang Town & Country.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA : 981 sq.ft. (91.2 sq.m.) approx.

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Lang Town & Country
6 Mannamead Road
Mannamead
Plymouth
PL4 7AA
Tel: 01752 256000
Email: property@langtownandcountry.com

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