Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

23 Sefton Avenue

Lipson, Plymouth, PL4 7HB

Offers Over £195,000

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A well presented end-terraced house dating from the 1950s, extensively upgraded & refurbished throughout. Comprising an entrance hall & landing with useful storage cupboards, a spacious front-facing lounge with wide bay window & feature fireplace, & a newly fitted open-plan kitchen/dining room. To the 1st floor are 2 double bedrooms, including a front bedroom with bay window, & a bathroom with white suite. Outside offers a front garden, side access, a decked rear patio garden & a garage/store beneath the rear garden.

SEFTON AVENUE, LIPSON, PLYMOUTH, PL4 7HB

SUMMARY

A most well presented end-terraced house built in the 1950s. Extensively upgraded, improved & refurbished. Comprises hall & landing, both with useful storage cupboards, a generous sized front-set lounge with wide bay window & feature fireplace. A spacious, light, airy & newly fitted kitchen/dining room, a main double bedroom to the front with a bay window, a 2nd double bedroom to the rear & a bathroom with white suite. A terraced front garden side access, a delightful decked rear patio garden. Garage/store located beneath the back garden.

LOCATION

Found in this popular established residential area of Lipson with a good variety of local services & amenities to hand. There is convenient access into the city & close-by connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

HALL 12'7 x 5'8 overall (3.84m x 1.73m overall)

Staircase rising to the 1st floor with under-stairs storage cupboard.

LOUNGE 12'6 x 11'8 maximum (3.81m x 3.56m maximum)

Wide bay window to the front. Focal feature period fireplace with slate hearth.

KITCHEN/DINING ROOM 12'7 x 9'5 (3.84m x 2.87m)

Recently fitted integrated kitchen with a good range of cupboard & drawer storage set in wall & base units. Lamona 4 ring Shott Ceran hob with Ferre illuminated extractor hood over & Indesit double oven/grill under. Spaces for washing machine & upright fridge/freezer.

FIRST FLOOR

LANDING 9'6 x 5'8 plus 2'8 deep over-stairs storage cupboa (2.90m x 1.73m plus 0.81m deep over-stairs storage)

BEDROOM ONE 12'10 x 11'9 (3.91m x 3.58m)

Wide bay window to the front. Feature panelled wall.

BEDROOM TWO 9'5 x 7'4 (2.87m x 2.24m)

Window to the rear.

BATHROOM 9'5 x 4'10 (2.87m x 1.47m)

White suite with bath having separate taps & wall-mounted electric Mira shower over. Pedestal wash-hand basin. Close coupled wc. Airing cupboard houses the Ideal gas fired boiler servicing the central heating & domestic hot water.

EXTERNALLY

A terraced front garden laid out on 2 main levels. A side path to the front door which continues via a gate to the rear. At the rear, a delightful walled, fenced & decked patio/rear area with an open outlook. Clothes washing line. Power point.

GARAGE/STORE 14'7 x 14'5 maximum (4.45m x 4.39m maximum)

Mains electric & power. Cold water tap. Metal up & over door to the wide rear service lane.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

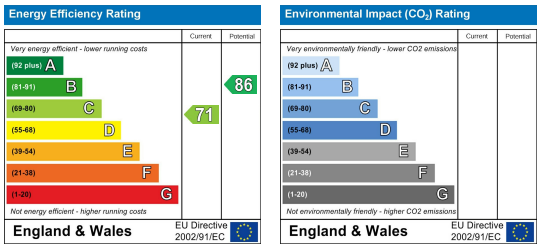
SERVICES

The property is connected to all the mains services: gas, electricity, water & drainage.

Area Map

Floor Plans

Energy Efficiency Graph



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