Falcon

01752 600444

35 Beechcroft Road

Beacon Park, Plymouth, PL2 3JY

Guide Price £230,000 - £240,000

In Brief

Three Bedroom 1930s Semi in Prime Location + Generous South-West Facing Garden

Reception Rooms	Large living room with separate dining room		
Bedrooms	3 Bedrooms		
Heating	Gas central heating	**Parking**	On street parking
Area	1071 sq ft	**Council Tax**	C
Tenure	Freehold		

Description

Situated in a highly sought-after location, this attractive 1930s three-bedroom semi-detached family home offers spacious accommodation and excellent potential for further improvement and upgrading. The welcoming entrance hallway leads to a generous living room, which opens into a separate dining room, creating an ideal space for family life and entertaining. Double doors open into the extended kitchen/breakfast room, a particularly impressive area and the true heart of the home, with direct access to the rear garden. To the first floor are three well-proportioned bedrooms and a modern fitted family bathroom. Additional benefits include gas central heating and uPVC double glazing. Outside, the property enjoys a good-sized, level rear garden featuring a large artificial lawn and an extensive patio seating area. The south-westerly aspect ensures plenty of sunshine throughout the day, making it perfect for outdoor dining and relaxation. Ideally located close to highly regarded schools, including Montpelier, and within easy reach of Central Park, this is a fantastic opportunity to create a wonderful long-term family home with some updating and personalisation.

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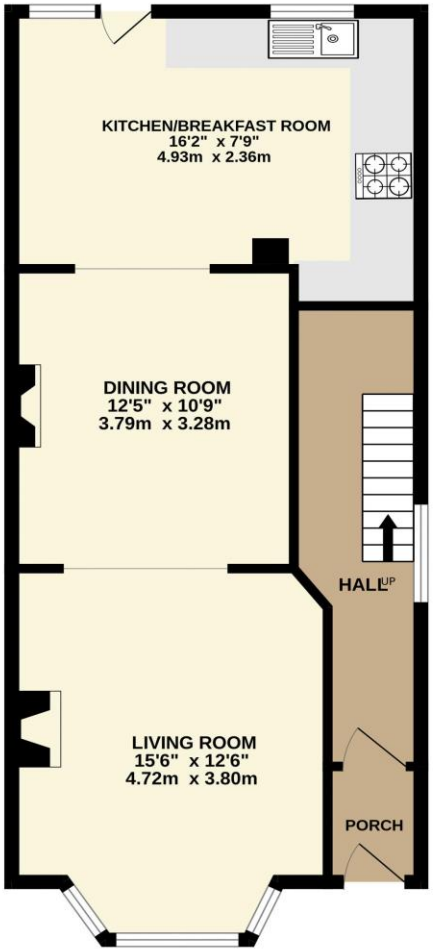
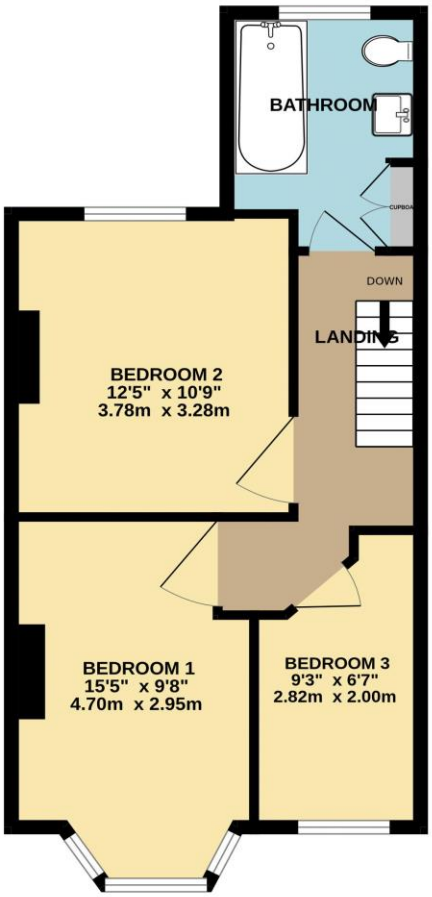
Floor Plans

GROUND FLOOR



1ST FLOOR



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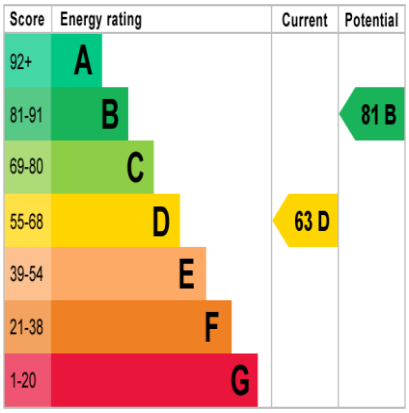
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