

# clever



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## 37 Sefton Avenue

Lipson, Plymouth, PL4 7HB

**Offers over £260,000**



Nestled on Sefton Avenue in the charming area of Lipson, this delightful split level semi-detached house offers a perfect blend of comfort and style. Spanning an impressive 1,119 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted with a lovely lounge to the front that provides ample space for relaxation and entertaining. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential. The property also features a convenient large wash/utility room outside to the rear, adding to the overall functionality.

The bathroom is well-appointed, catering to the needs of modern living. Outside, the stunning large rear garden is a true highlight, offering a serene retreat for outdoor activities, gardening, or simply enjoying the fresh air. The garden is perfect for families, providing a safe and spacious area for children to play.

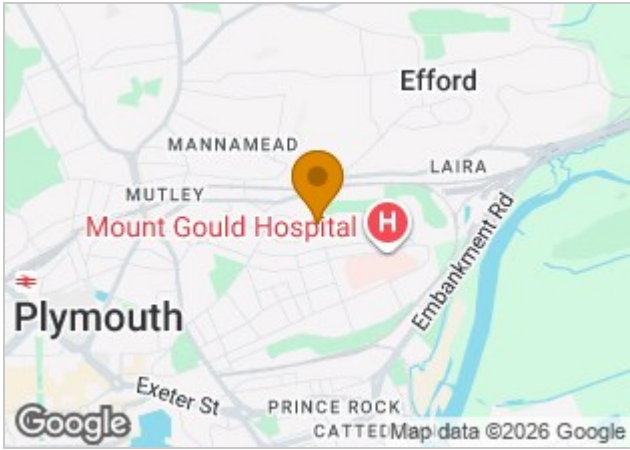
Parking is a breeze with a driveway, a valuable asset in this sought-after location. The property is situated within excellent school catchments whether that be, nursery, primary or secondary, making it an attractive option



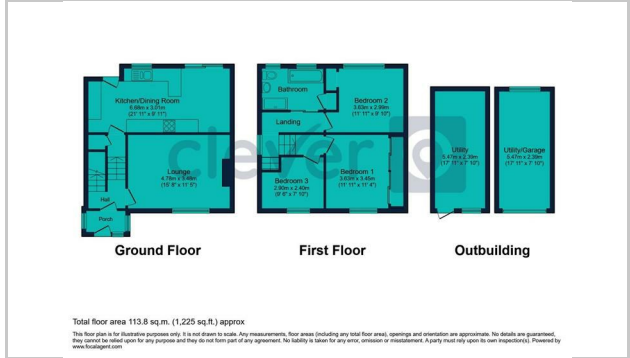




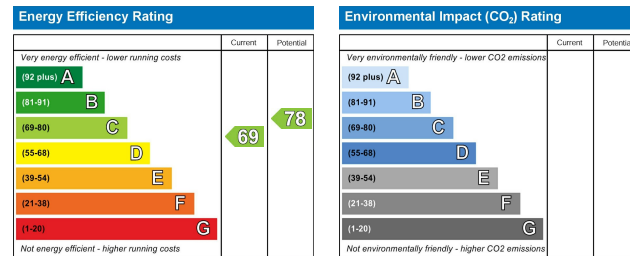
## Area Map



## Floor Plans



## Energy Efficiency Graph



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