



Michael Road, Plymouth, Devon, PL3 5BL

Plymouth

Guide Price
£400,000

Bedrooms: 4 | Bathrooms: 1 | Receptions: 3

A most spacious and well-loved four-bedroom family home in Mannamead, offering ample living space and now available to purchase with no onward chain. This property features a large lounge, separate dining room and breakfast room plus kitchen offering huge scope to adapt. Single garage and driveway for parking. Cash Buyers Only - See further description. Quote MK1424505 to view this property.

Upon entering, an inviting entrance lobby leads to a generous reception hallway featuring the original staircase to the first floor with panelled cupboards under and doors into the living areas. The substantial lounge, with its wide bay window to the front aspect, provides a bright and welcoming space for relaxation and entertaining and leads through to the large Dining Room which benefits from windows and a French door to the rear garden. For reference, currently these two rooms are used the opposite way to how we have described them, eg in the photos the Dining Suite is in the Lounge.

The ground floor further benefits from a breakfast room which leads into the kitchen where you will find a range of fitted cabinets, plenty of worktop space and some integrated appliances. This room leads further into a rear lobby and further to a ground floor WC and utility area. Rather usefully, a door also leads directly into the garage.

On the first floor and leading off the light and airy gallery landing you will find four well-proportioned bedrooms offering versatile accommodation options with two large and generous sized double rooms and two single bedrooms. There is a fitted family bathroom and a separate WC also which leads off the half landing.

Outside, the front gardens are abundant with established shrubs and plants with a driveway leading to a single garage and pathway to the front door and rear lobby. The rear garden has been mostly laid to lawn and is surrounded by panelled fencing and the borders are well stocked with plants and mature shrubs. There is a greenhouse and patio area also, and the garden enjoys views of the surrounding area and neighbourhood.

Fitted with gas central heating and double glazing, the property is registered in Council Tax Band E. EPC Rating 60D. CASH BUYERS ONLY - The property has had Spray Foam Insulation installed to the loft, which most lenders will not consider suitable for lending. Whilst this can be removed after completion, for the purpose of the sale, our vendors are seeking buyers not requiring mortgages only. Quote MK1424505 to view this property.

- **Entrance Lobby**
- **Reception Hallway**
- **Lounge** - 5.22m x 3.88m (17'1" x 12'8") Into Bay
- **Dining Room** - 4.25m x 3.89m (13'11" x 12'9")
- **Breakfast Room** - 3m x 2.98m (9'10" x 9'9")
- **Kitchen** - 4.06m x 2.1m (13'3" x 6'10")
- **Rear Lobby**
- **Downstairs WC**
- **Utility Area**
- **Garage** - 5.21m x 2.67m (17'1" x 8'9")
- **First Floor Landing**
- **Bedroom 1** - 5.22m x 3.89m (17'1" x 12'9") Into Bay
- **Bedroom 2** - 4.28m x 3.88m (14'0" x 12'8")
- **Bedroom 3** - 3.07m x 2.62m (10'0" x 8'7")
- **Bedroom 4** - 2.75m x 2.01m (9'0" x 6'7")
- **Bathroom**
- **Separate WC**







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