Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



145 Alma Road

Milehouse, Plymouth, PL3 4HQ

£395,000

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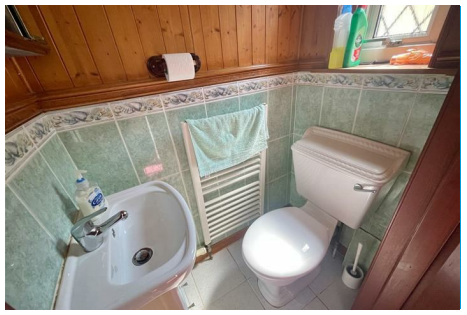
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ALMA ROAD, MILEHOUSE, PLYMOUTH, PL3 4HQ

SUMMARY

A semi-detached house believed to have been built in the 1930s & in the same family ownership for some 30 years. The property has been looked after & maintained well over the years, upgraded in various aspects such as a new fitted & integrated kitchen but clearly offering good potential for further modernisation. A long and wide reception hall, a downstairs cloakroom/wc, a generous sized front-set lounge, a box bay window & fireplace with gas fire. Twin doors into the good sized dining room with French doors overlooking & opening to the rear patio & garden. A modern fitted & integrated kitchen, 3 good sized double bedrooms, family bathroom/wc. Standing on a large rectangular shaped plot. Excellent parking off-street for 4 vehicles on a private drive & within the long garage. Side access to out buildings and. 70' long, large, southerly-facing & enclosed back garden. Vacant. No onward chain.

LOCATION

In this popular & established mainly residential are of Alma Road with a good variety of services & amenities to hand. Including close-by bus stops, Central Park, Life Centre & choice of local schools.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

17'9 x 8'2 (5.41m x 2.49m)

WC

4'2 x 2'6 (1.27m x 0.76m)

Wc. Wash-hand basin.

LOUNGE

16'9 x 14'3 maximum (5.11m x 4.34m maximum)

Box bay window to the front. Focal feature fireplace with fitted gas fire. Built-in storage to either side. Door to the hall & twin doors opening into:

DINING ROOM

14'6 x 12'3 (4.42m x 3.73m)

French doors overlook & open to the rear patio/garden.

KITCHEN

10' x 10'3 (3.05m x 3.12m)

Window overlooking the rear garden. Modern fitted integrated kitchen with soft close doors. Work surfaces with matching up-stands. Corner carousel storage. Cupboard housing the Worcester gas fired boiler servicing central heating & domestic hot water. Contemporary under-mounted enamel 1.5 bowl sink with mixer tap. Neff 4 ring shot ceran hob with extractor hood over. Nef microwave & oven. Caple upright fridge/freezer.

FIRST FLOOR

LANDING

17'7 x 9'4 maximum (5.36m x 2.84m maximum)

'L-shaped'. Window to the front.

BEDROOM ONE

14'1 x 12'4 (4.29m x 3.76m)

Window overlooking the rear garden with long views beyond. Built-in wardrobe to the left-hand side of the chimney breast with radiator. Built-in airing cupboard to right-hand side with radiator.

BEDROOM TWO
13'8 x 12'1 (4.17m x 3.68m)
Window to the front. Built-in wardrobes & drawers to either side of chimney breast.

BEDROOM THREE
10'3 x 9'5 (3.12m x 2.87m)
Window to the rear with long views.

FAMILY BATHROOM
10'1 x 5'9 (3.07m x 1.75m)
2 windows to the side. White suite comprising bath with mixer tap & hand-held shower attachment. Separate thermostatically controlled shower. Wc. Wash-hand basin.

EXTERNALLY
A wide entrance opens into the 39' long x 21' wide Herringbone laid brick-paved drive. Off-street parking for 4 vehicles. Access to garage. Level lawned front garden offering potential to create more parking or turning if desired. Gate opens into side access path between the garage & the house leading through to the rear.

GARAGE
21'2 x 8'6 (6.45m x 2.59m)
Up-and-over door to the front. Renewed roof covering. To the rear of the garage is:

UTILITY ROOM
8'2 x 5'5 (2.49m x 1.65m)
Plumbing for washing machine. Attached to the rear of this is:

STORE
4'9 x 2'10 (1.45m x 0.86m)
Former outside wc. Behind this a useful:

STORE
3' x 2'10 (0.91m x 0.86m)
To the rear, a long southerly facing enclosed garden some 70' long by 36' wide with patio. Long lawned garden. Clothes washing line. Shed. Greenhouse. Brick walls to the boundaries.

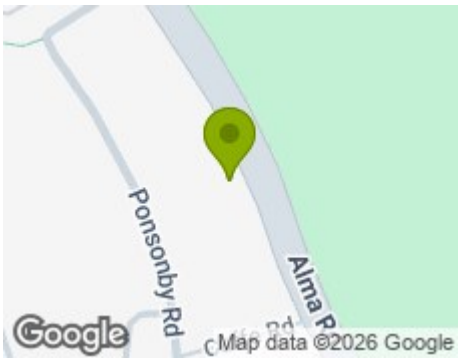








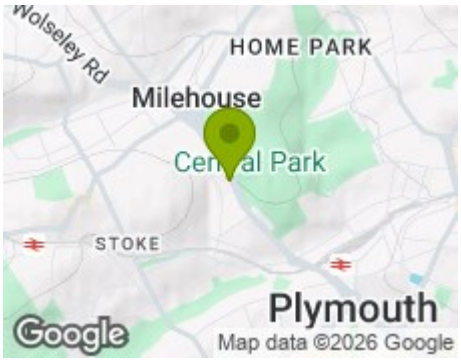
Road Map



Hybrid Map



Terrain Map



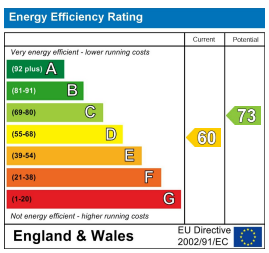
Floor Plan

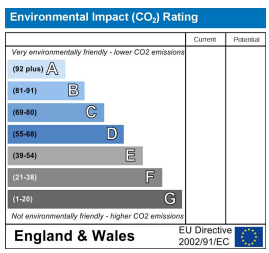


Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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