Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



19 Whitby Road

Crownhill, Plymouth, PL6 5LE

£350,000

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Located in Crownhill and in need of modernisation is this detached family home with a single garage & off-road parking. The accommodation comprises entrance hall, lounge, dining room & kitchen/breakfast room on the ground floor. There is 3 bedrooms & a shower room on the first floor. The gardens are mainly to the front & sides with access to a wc. Conveniently located with easy access to The A38 and local amenities. No chain.







WHITBY ROAD, PLYMOUTH, PL6 5LE

ACCOMMODATION
Entrance via a uPVC obscured leaded light door opening up into the entrance hall.

ENTRANCE HALL 19'7" narr 6'2" x 11'7" narr 3'7" (5.99m narr 1.89m x 3.55m narr 1.11m)
Two uPVC obscured double-glazed leaded light windows to front. Staircase rises to the 1st floor landing with under-stairs storage cupboard. Doors leading off through to the lounge, dining room & kitchen.

LOUNGE 14'7" x 12'8" (4.46m x 3.87m)
Feature fireplace with wood mantel & surround, cast iron inset with tiled hearth & open grate. Dual aspect room with uPVC double-glazed leaded light windows to the front & rear. uPVC double-glazed sliding patio door which opens out to the side garden.

DINING ROOM 13'0" x 10'6" (3.98m x 3.22m)
Fitted storage cupboards to one chimney breast recess. Serving hatch into the kitchen. uPVC double-glazed leaded light window to rear.

KITCHEN/BREAKFAST ROOM 17'9" x 13'8" (5.42m x 4.18m)
Matching base & wall-mounted units to include fitted oven, integrated fridge & space for washing machine. Roll edge laminate work surfaces with inset 4 ring hob & single drainer sink unit. Tiled floor. Two uPVC leaded light windows to rear. uPVC double-glazed leaded light window to front. Obscured uPVC double-glazed leaded light door giving access to the side of the property.

FIRST FLOOR LANDING
Doors lead off through to the bedroom, shower room & airing cupboard. Shelved storage cupboards. uPVC leaded light window to the front. Access hatch to roof void.

BEDROOM ONE 14'9" x 11'6" max (4.51m x 3.51m max)
Fitted wardrobes. Overhead storage units. uPVC double-glazed leaded light window to the side overlooking the garden.

BEDROOM TWO 13'0" x 10'7" max (3.98m x 3.24m max)
Fitted wardrobe. Fitted shelving to one chimney breast recess. uPVC leaded light window to rear.

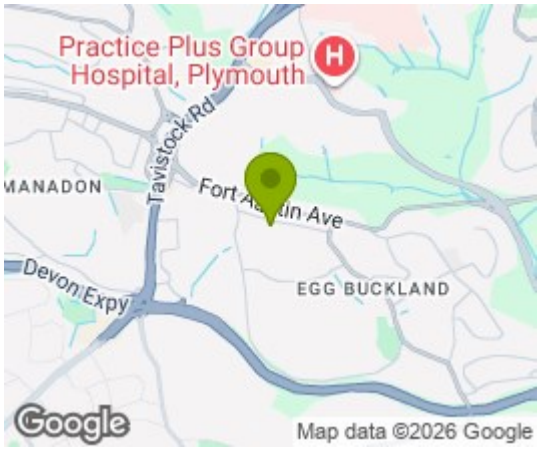
BEDROOM THREE 11'5" x 9'8" (3.48m x 2.95m)
Twin fitted wardrobes. uPVC leaded light window to side.

SHOWER ROOM 7'10" x 5'5" (2.4m x 1.67m)
Matching suite of walk-in shower cubicle with fitted shower. Wall-mounted wash-hand basin. Close coupled wc. Tiled walls. Waterproof membrane flooring. Extractor fan. Chrome heated towel rail. Obscured uPVC leaded light window to rear.

GARAGE 15'6" x 9'4" (4.73m x 2.87m)
Up-&-over door. Courtesy door to the side.

OUTSIDE
Property is approached via a twin wrought iron gate giving access to the driveway to the fore of the garage. Single garage with an up-&-over door & courtesy door to the side. Parking area to the side of the garage. Pedestrian access to the property through wrought iron gate giving access to a tarmac path which leads to the front door & along the front of the property through a wooden gated giving access to the side garden. Main section of the front garden is laid to flower bed with inset shrubs, plants & pampas grass. There is an outside wc. To the side, the main garden mainly laid to lawn with a couple of steps leading up to a decked area overlooking the garden. Boundaries are brick walled, wood panel fencing & shrubs.

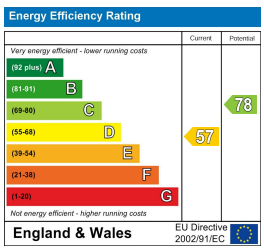
Area Map

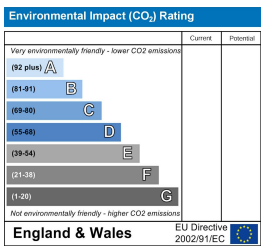


Floor Plans



Energy Efficiency Graph





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