



56 Grantley Gardens

Mannamead, Plymouth, PL3 5BS

£270,000



A well-maintained 3 storey end-of-terrace home, owned by the current owners for over 50 years. Features include a modern kitchen/breakfast room, spacious open-plan lounge/dining room with French doors to a landscaped south-westerly garden, 3 bedrooms & a family bathroom.

The property also benefits from a double-width driveway, large integral garage with wc & a wide side garden offering potential to extend, subject to consent.



GRANTLEY GARDENS, MANNAMEAD, PLYMOUTH, PL3 5BS

SUMMARY

A well-presented end of terrace house arranged over 3 storeys. Owned for over 50 years by the present owners who have looked after the property to a high standard, maintained it well, upgraded & improved. At ground floor level, a spacious hall, a staircase descends to the garage & further stairs to the 1st floor. A spacious modern fitted integrated kitchen/breakfast room and across the rear, a large open plan lounge/dining room with a bay window extension & French doors overlooking & opening to the rear garden. At 1st floor level, a landing gives access to 3 bedrooms, 2 good sized doubles & a well appointed bathroom/wc. There is parking on the double-width, near-level private drive with space for 2 cars and potential storage for a caravan, boat or trailer. A large integral garage, some 25' x 14' and here, a useful separate wc and housing the Veissmann gas fired boiler. The property stands on a wide plot with a wide side area of garden with space to extend, subject to necessary consent, if desired. A garden shed and to the rear, a delightful landscaped terraced enclosed south westerly facing rear garden.

LOCATION

Found in Grantley Gardens, Mannamead, a popular established residential area with a good variety of local services & amenities found nearby.

ACCOMMODATION

GROUND FLOOR

STORM PORCH 5' x 3' (1.52m x 0.91m)

Windows to either side.

HALL 12'9 x 5'6 (3.89m x 1.68m)

Staircase rising to the 1st floor. An under-stairs door opens to further stairs descending to the garage.

KITCHEN/BREAKFAST ROOM 12'9 x 8'7 (3.89m x 2.62m)

Window to the front. Open outlook. Modern fitted integrated kitchen. Integrated appliances include 4 ring electric hob with glass splashback & illuminated extractor hood over, electric oven under, stainless steel sink & Hotpoint dishwasher.

LOUNGE/DINING ROOM 15'6 x 14' maximum (4.72m x 4.27m maximum)

Window. Wide bay window extension incorporating sliding patio door overlooking & opening to the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE 12'8 x 7'7 (3.86m x 2.31m)

Picture window to the front with long views. Range of built-in bedroom furniture.

BEDROOM TWO 12'3 x 7'6 (3.73m x 2.29m)

Window overlooking the rear garden. Built-in furniture including drawers, cupboard, fitted work desk with drawers under & wall cupboards over.

BEDROOM THREE 9'6 x 5'9 (2.90m x 1.75m)

Window to the rear.

LOWER GROUND FLOOR

GARAGE 25'4 x 14' overall (7.72m x 4.27m overall)

Up & over door to the front. Wall-mounted Veissmann gas fired boiler servicing the central heating & domestic hot water. Built-in storage with 2 cupboards & a long work bench.

WC 5'8 x 4'6 (1.73m x 1.37m)

Wc. Corner wash-hand basin. Storage cupboard.

EXTERNALLY

Wide near-level drive providing off-street parking for 2+ vehicles side-by-side. A strip of land to the side on which stands a garden shed. To the rear, a delightful enclosed south-westerly facing back garden, enjoying good privacy and day long sunshine. An ornamental pond & water feature, paved patios & borders, lighting & 2 access gates to the rear & side.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

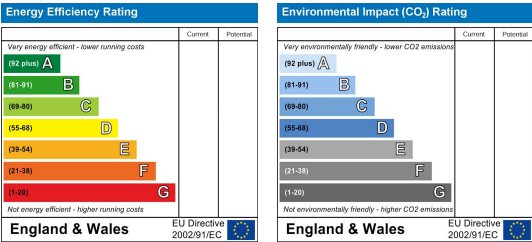
Area Map



Floor Plans



Energy Efficiency Graph



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