



PILKINGTON ESTATES  
PROFESSIONAL PROPERTY CONSULTANTS



## Norton Avenue, Plymouth, PL4

**Offers Over: £200,000**

*Freehold*

## Rooms

**Entrance Hall** 2'11" x 14'9" (0.9m x 4.5m). uPvc double glazed door, carpetted flooring, radiator

**Living Room** 13'7" x 11'11" (4.14m x 3.63m). carpetted floor, radiator, bay window with uPvc double glazed windows, feature fire place

**Dining Room** 14'1" x 10'6" (4.3m x 3.2m). carpetted flooring, radiator, uPvc double glazed window to the rear of the property, built in storage to the alcove, storage cupboard under the stairs

**Kitchen** 12'2" x 7'5" (3.7m x 2.26m). vinyl flooring, space for washing machine, induction hob, integrated oven and grill, integrated fridge and freezer, sink with drainer, hot and cold mixer tap, uPvc double glazed window to the rear aspect, uPvc double glazed window to the side aspect

**Landing** 5'8" x 6'3" (1.73m x 1.9m). carpetted stairs and landing, access to loft via pull down ladder

**Bedroom One** 15'3" x 11'6" (4.65m x 3.5m). carpetted floorings, two uPvc double glazed windows to the front of the property, radiator, built in storage cupboard

**Bedroom Two** 10'8" x 9'2" (3.25m x 2.8m). carpetted flooring, radiator, uPvc double glazed window to the rear aspect, built in storage cupboard

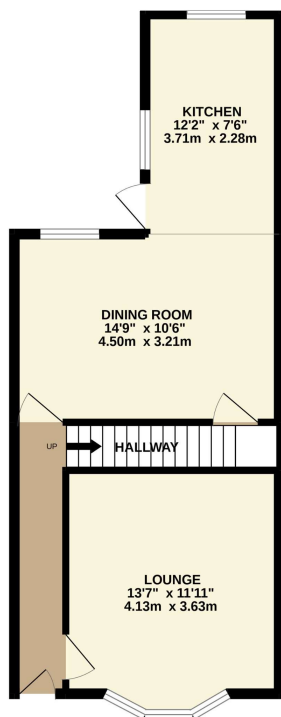
**Bathroom** 5'7" x 7'4" (1.7m x 2.24m). laminate flooring, heated towel rail, uPvc double glazed frosted window to the rear of the property, toilet, sink with hot and cold mixer tap with storage underneath, shower cubicle with waterfall shower head

**Garden** part decked, path to the rear which is patio, shed with electricity

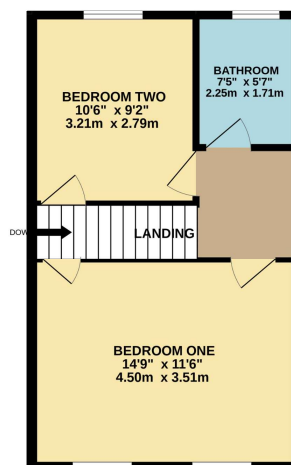




GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

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#### Disclaimer

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