



Hirmandale Road, PL5 Offers Over: £250,000

This impressive five-bedroom property situated a minutes' drive away from the a38 and local amenities offers an abundance of space to any growing family, and still boasts great potential to adapt further. The property is now fit for any family to enjoy and has more than enough room for all.

The large family home has a generous living room, a spacious dining room as well as a modern kitchen whilst also comprising a utility room and downstairs Wc. Upstairs the property benefits from five well-proportioned bedrooms with a recently fitted family bathroom. To the rear the property benefits from an enclosed courtyard which is versatile and can act as off street parking, whilst still boasting fantastic potential to the front aspect for off-street parking. EPC: TBC.

Rooms

Porch Tiled floor with wall mounted radiator, upvc double glazed window, door to front aspect and door leading to entrance hallway.

Entrance Hall Carpet flooring with wall mounted gas radiator and stairs leading to first floor landing, as well as under stairs storage.

Kitchen Tiled flooring, matching wall and base units, space for dish washer, space for fridge freezer, integrated double oven, induction hob extractor fan above, double glazed UPVC window to front aspect, composite sink with dinging unit and hot and cold mixer taps. Part tiled walls.

Utility Room Wall mounted gas-powered radiator, carpet flooring with space for washing machine and tumble dryer double glazed UPVC French doors to rear aspect

Garden Patio area with potential for off road parking for multiple cars.

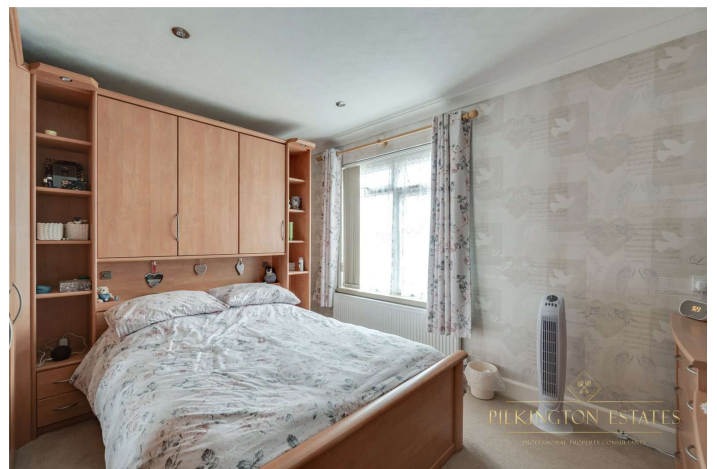
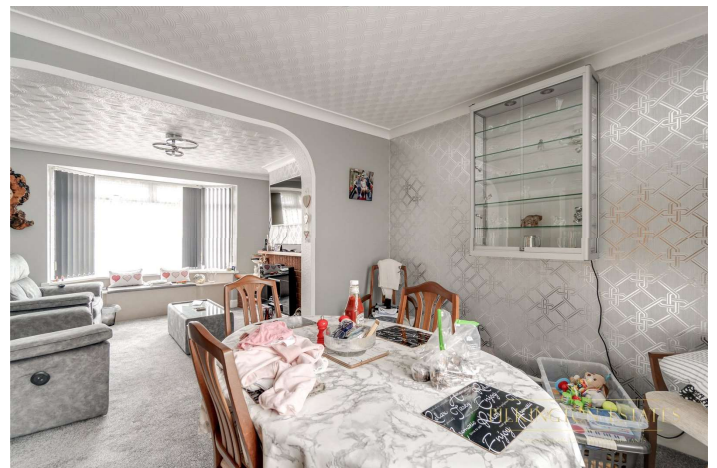
Utility Room Vinyl flooring UPVC double glazed window to rear aspect, space and plumbing for washer/dryer.

WC Vinyl flooring, part tiled walls, low level WC with ceramic wash hand basin with hot and cold mixer taps.

Living Room Carpet flooring with wall mounted gas-powered radiators and a door coming from entrance hallway. Double glazed UPVC bay window to front aspect with feature fireplace and TV point.

Dining Room Carpet flooring with wall mounted gas-powered radiators and a UPVC double glazed window to rear aspect.

Landing Carpet flooring with wall mounted gas-powered radiators and a UPVC double glazed window to rear aspect. Access to loft space.





Bedroom 1 Carpet flooring with wall mounted gas-powered radiators and a UPVC double glazed window to front aspect with space for bedroom furniture and fitted wardrobes.

Bedroom 2 Carpet flooring with wall mounted gas-powered radiators and a UPVC double glazed bay window to front aspect and space for bedroom furniture.

Bedroom 3 Carpet flooring with wall mounted gas-powered radiators and a UPVC double glazed bay window to rear aspect and space for bedroom furniture.

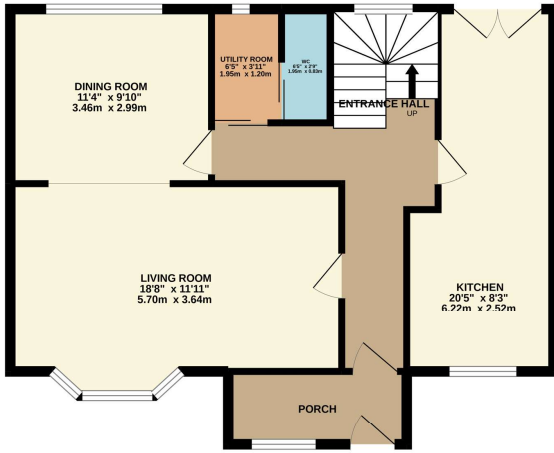
Bedroom 4 Carpet flooring with wall mounted gas-powered radiators and a UPVC double glazed bay window to front aspect and space for bedroom furniture.

Bedroom 5 Carpet flooring with wall mounted gas-powered radiators and a UPVC double glazed bay window to rear aspect and space for bedroom furniture.

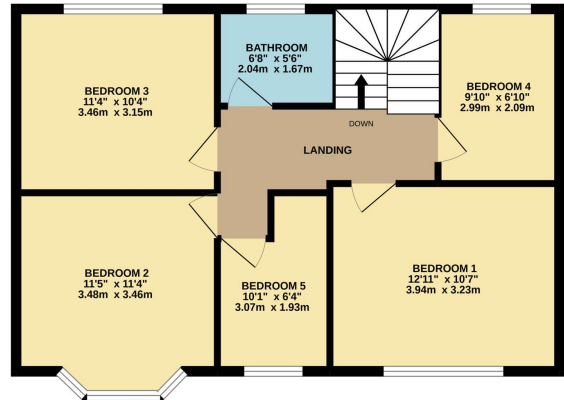
Bathroom Vinyl flooring, wall mounted gas towel rail and low-level WC, wash hand basin with mixer tap, bathtub with hot and cold mixer tap and electric power shower above. UPVC double glazed frosted window to rear aspect. vanity unit below sink.

Exterior The property benefits from an enclosed rear courtyard which is versatile and offers off street parking.

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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