



Burns Avenue, Plymouth, Devon, PL5

Offers Over: £170,000

This three-bedroom semi-detached family home in need of some modernisation would perfectly suit any first-time buyer looking to make a property their own, or alternatively a keen buy to let investor looking to capitalise on an affordable yet charming house. The property has served as a long-term home for the previous owner and has been well kept. There is an abundance of space on offer, with a generous living room leading into a dining room following on to the kitchen making up the ground floor.

The property also benefits from a downstairs WC and outbuildings for storage. Upstairs, the property benefits from two large double bedrooms and a great-sized single bedroom with a family bathroom. The property is set on a great plot with a wraparound garden, with the rear garden providing potential to landscape or extend the home. EPC:TBC

Rooms

Entrance Hall Carpeted flooring, carpeted stairs leading to the landing, wooden single glazed pane door, radiator, storage under stairs

Living Room 6'11" x 12'1" (2.1m x 3.68m). Carpeted flooring, single glazed window to the front, radiator, double doors leading into the dining room

Dining Room 8'6" x 3.16 (2.6m x 3.16). Carpeted flooring, radiator single glazed window to the rear, multiple plug sockets, doors leading into kitchen

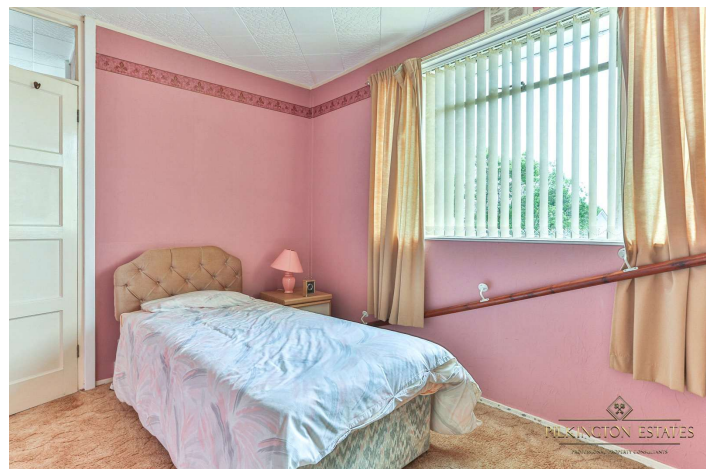
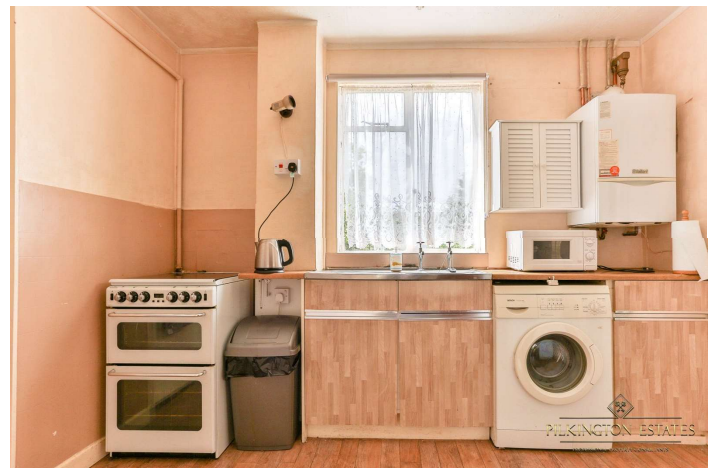
Kitchen 10'4" x 8'7" (3.15m x 2.62m). Vinyl flooring, Vaillant boiler which is 5 years old, space and plumbing for washing machine, stainless steel sink with drainer with hot and cold mixer taps, single glazed window to the rear, space for oven, space for fridge freezer, built in storage

Landing Carpeted flooring, radiator, access to the loft with a hatch, single glazed window to the side

Bedroom One 12'2" x 12'2" (3.7m x 3.7m). Carpeted flooring, radiator, single glazed window to the front, two built in storage cupboards

Bedroom Three 8'8" x 9'3" (2.64m x 2.82m). Carpeted flooring, single glazed window, storage shelving over the stairs

Bedroom Two 8'8" x 13'6" (2.64m x 4.11m).





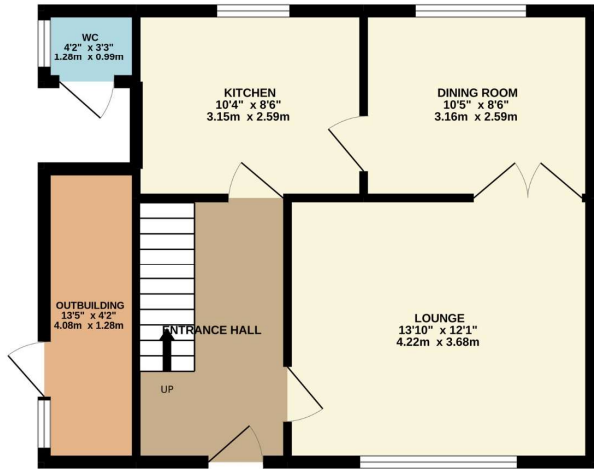
Carpeted flooring, single glazed window to the rear, built in storage cupboard

Bathroom 7'3" x 5'9" (2.2m x 1.75m).
Carpeted flooring, toilet, single glazed frosted window to the side

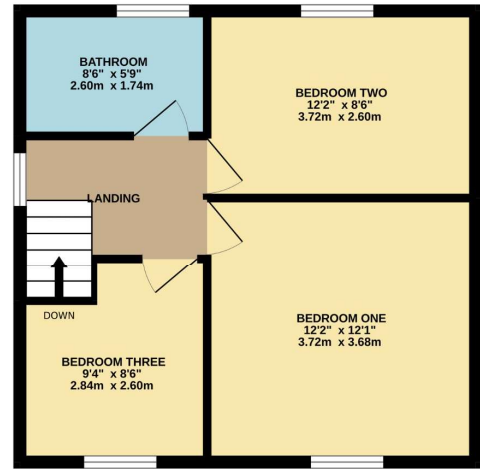
Porch/Outbuilding storage

Garden Good size wrap around garden, lawn and vegetation, south facing

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 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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