



29 Ashford Crescent, Mannamead, Plymouth, PL3 5AB





## Offers Over £250,000

Lang Town and Country are delighted to offer this very well presented, semi-detached house, situated in a prime residential area of Plymouth. Mutley Plain shopping area is within easy access and the vibrant Plymouth City Centre and Plymouth University are approximately two miles away. A regular bus service runs past the door to the City Centre

The accommodation comprises an entrance hallway with stairs to the first floor with understairs storage. The light and airy lounge has a window to the front with an open outlook, a fireplace, laminate flooring, which is the theme throughout the ground floor. The open plan kitchen/ diner is a spacious room and has a window and patio doors leading to the rear garden. The kitchen area is fully fitted with a sink unit a range of base units with laminate worksurfaces and matching wall cupboards. There is ample room for a table and chairs in the dining area.

On the first floor there are three bedrooms and a family bathroom. There are impressive, open city views from the front elevation.

Externally there is a large brick paved area with ample parking for 2-3 cars and a driveway leading to the garage. The enclosed rear garden has steps leading to the raised patio, with flower borders and a fenced boundary.

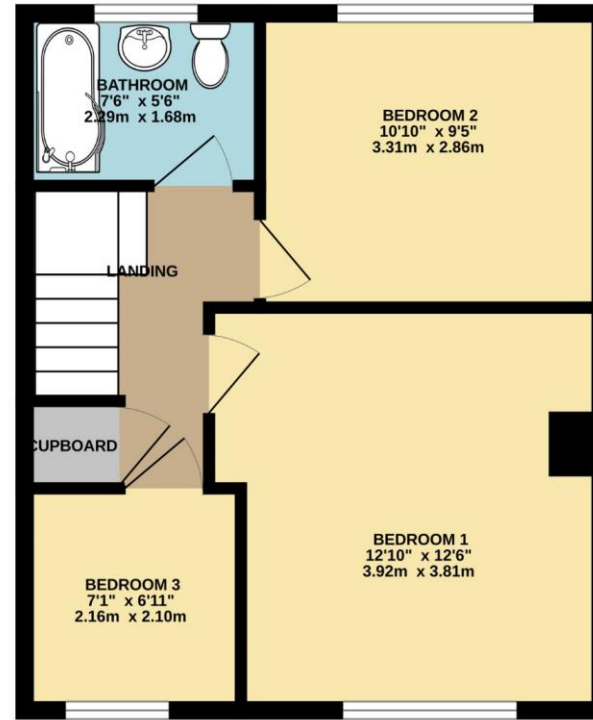
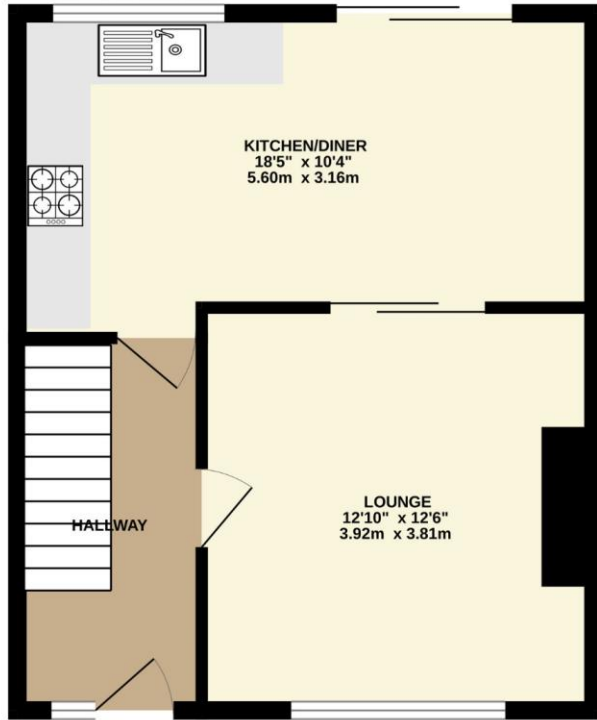
An early viewing is highly recommended to appreciate this fine family home in a great, convenient, location.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.







TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

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