

£210,000



54 GRANTLEY GARDENS, MANNAMEAD, PLYMOUTH PL3 5BS

Lawson are delighted to market this spacious family home just a short walk from all amenities and transport links. The property benefits from accommodation arranged over three levels comprising; concrete steps and handrail leading to the front door and entrance hall; carpeted flooring and carpeted stairs to the first floor landing and a door to the cloakroom; with low level w.c, wash hand basin with tiled splashbacks. The luxury kitchen is fitted to an incredibly high standard with a matching range of base and eyelevel storage cupboards, wood effect worksurfaces, integral oven, microwave, four burner induction hob, filter canopy, one and a half bowl acrylic sink drainer unit with mixer tap, Herringbone tiled splashbacks, integral fridge/freezer, integral dishwasher, small breakfast bar, wood effect flooring, plumbing for washing machine and a door to the living room; with a window and door to the rear garden, moulded ceiling and tiled fireplace.



From the main hallway carpeted stairs ascend to the first floor landing with a loft access and door to bedroom one; a spacious double, with fitted wardrobes, a window to the front elevation with far reaching views. Bedroom two a further double with a window to the rear. Bedroom three a single with a window to the rear. The family bathroom is fitted with matching white three piece suite comprising low level w.c, wash hand basin with storage beneath, panel enclosed bath, tiled splashbacks, direct feed shower unit, storage cupboard with slatted shelves and a window to the front elevation.



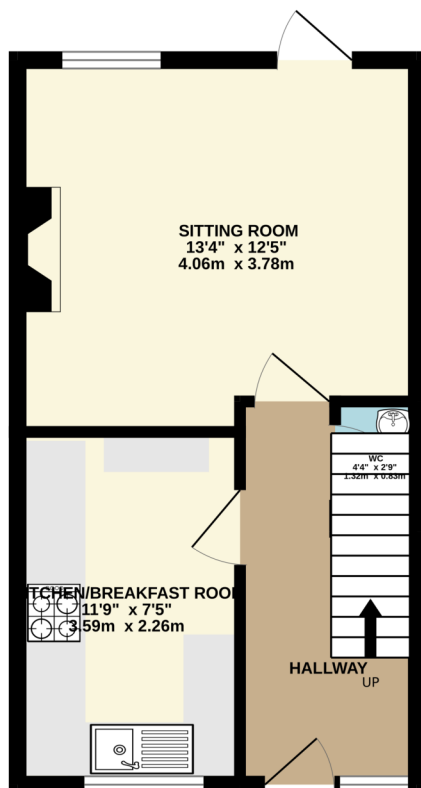
To the lower ground floor there is a large garage measuring 24ft 9" x 13ft 9" internally, with a single up and over garage door, power and light, a wall mounted on demand water heater and gas central heating boiler. The property has the benefit of PVCu double glazing and owned solar panels providing a useful additional income. To the front of the property there is a brick Herringbone driveway providing parking for one vehicle, concrete steps to the front door and side garden. The rear garden is west facing, gentle terraced with flagged patio and fully fence enclosed.

MANNAMEAD

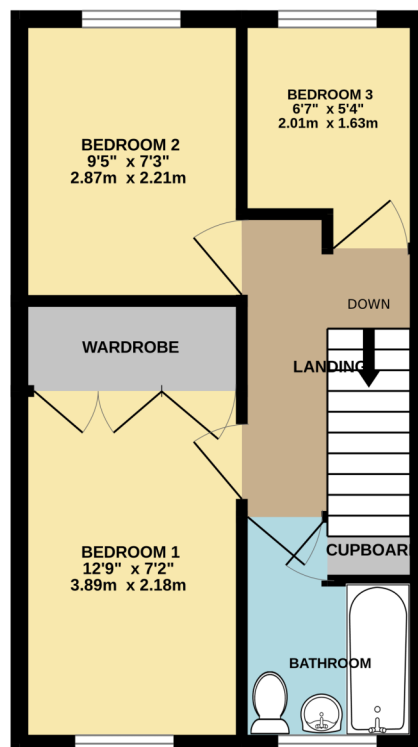
The highly sought after Mannamead area of the City is a suburb famed for its wide, leafy avenues and large detached, semi-detached residences and grand villas. The late Victorian Anglican Emmanuel church provides a distinctive local landmark and Mannamead Road itself serves as one of the city's principal commuting routes. There is well-regarded state and private schooling nearby, including Plymouth College, Kings Primary School, Compton C of E Primary School and Hyde Park Primary School and a small selection of local shops, the area borders Hartley, Higher Compton and Peverell and continues to be a desirable purchase location. Plymouth City Centre is approximately 1.5 miles away, Henders Corner offers local amenities in the heart of the suburb, whilst Mutley Plain offers many amenities and is the neighbouring borough. The A38, is located on Mannamead's North eastern border, therefore easy access is assured, in and out of the area.



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1,808.67 (by internet enquiry with Plymouth City Council). These details are subject to change.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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