

**FOR SALE**



**Sefton Avenue, Plymouth**  
**Asking Price Of £240,000**

  
**MARTIN & CO**





## Sefton Avenue, Plymouth

3 Bedrooms, 1 Bathroom

Asking Price Of £240,000

- SEMI DETACHED FAMILY HOME
- SPLIT LEVEL ACCOMMODATION
- THREE BEDROOMS
- SPACIOUS LOUNGE
- NEWLY FITTED KITCHEN /DINER

**SUMMARY** A beautifully presented three-bedroom split-level semi-detached property, recently redecorated to a high standard and ready for immediate occupation with no onward chain. This stunning home combines modern living with practicality, making it the perfect choice for families or those looking to move straight in.

**LOCATION** Lipson is a historic district located in Plymouth, England. It's known for its charming streets, terraced houses, and proximity to the city centre. Lipson has a rich history dating back to the 12th century and offers a blend of traditional and modern amenities. The area is characterized by its narrow streets and terraced houses, many of which date back to the 19th century. Lipson offers a variety of local shops, pubs, and restaurants, as well as a community centre and a park. The district is well-connected to the city centre by bus routes and is within walking distance of the train station. Lipson is close to the waterfront and offers opportunities for outdoor activities, including walking, cycling, and boating. Lipson is a vibrant and historic district that provides a unique and charming living experience.

**DESCRIPTION** This beautifully presented three-bedroom split-level semi-detached property is ready



to welcome its new owners. Recently redecorated to a high standard, this stunning home offers a perfect blend of modern living and practicality.

Step inside to a spacious and inviting lounge, ideal for relaxation and entertaining. Large windows bathe the room in natural light, creating a bright and airy atmosphere. The newly fitted kitchen/diner is a standout feature, offering contemporary units, ample work surfaces, and plenty of space for dining. This stylish kitchen is perfect for cooking and gathering with friends and family.

Upstairs, you'll find three well-proportioned bedrooms, each providing a comfortable and peaceful retreat. The modern bathroom suite has been thoughtfully updated, featuring a sleek bath, wash basin, and a separate WC for added convenience.

The level rear garden offers a private and low-maintenance outdoor space, perfect for enjoying the warmer months. At the rear of the property, you'll find

convenient access to a garage located in a block, providing secure parking or additional storage space.

This three-bedroom split-level home is offered to the market chain-free, providing the perfect opportunity to move in and enjoy. With its modern kitchen, spacious living areas, and excellent outdoor features, this property is not to be missed.

**VIEWINGS** Interested applicants should call Martin & Co (Plymouth) today on 01752 255255 in order to arrange their viewing appointment.

**NOTICE TO APPLICANTS** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and



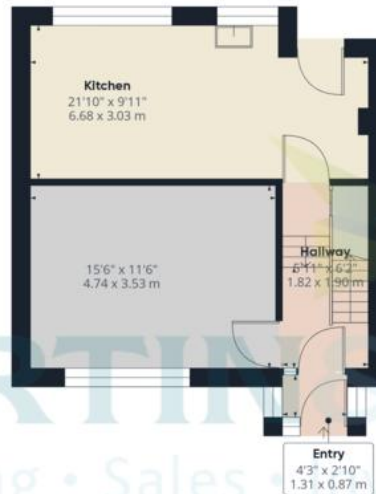
are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We routinely refer potential purchasers to Move With Us conveyancing. It is your decision whether you choose to deal with Move with Us. In making that decision, you should know that we receive an annual payments benefits, equating to approximately £200 per referral.



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Ground Floor

**Approximate total area<sup>®</sup>**  
918.48 ft<sup>2</sup>  
85.33 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Martin & Co Plymouth

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