Cross Keys Estates

Opening doors to your future

110 Grantley Gardens
Plymouth, PL3 5BS

Offers In The Region Of £350,000 Freehold

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Cross Keys Estates is delighted to present this stunning semi-detached house located in the highly desirable area of Mannamead, nestled within a peaceful cul-de-sac. This property boasts a bright and welcoming hallway that leads into a light and airy living space, which is flooded with natural light, creating a warm and inviting atmosphere.
The open-plan kitchen and dining area is sleek and modern, featuring patio doors that seamlessly connect the indoor space to the outdoor patio area, perfect for entertaining or enjoying a quiet evening. The property has been newly refurbished throughout to a high standard, ensuring a contemporary and stylish finish.

- Stunning Semi Detached Property
- Peaceful Cul De Sac Location
- Newly Refurbished Throughout
- Garage & Off Road Parking
- Close To Amenities, Shops, Schools
- Highly Desirable Mannamead Area
- Three Generously Sized Bedrooms
- Open Plan Modern Kitchen/Diner
- Gorgeous Private Rear Garden
- Convenient No Onward Chain

Cross Keys Estates
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Plymouth
Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-southwest of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.
The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the Southwest, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.
There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.
Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

Mannamead
The very popular and sought-after location of Mannamead is a suburb famed for its tree lined roads. The late Victorian Emmanuel church which provides a distinctive landmark is situated on Mannamead which serves as one of the main routes into the Plymouth City Centre. There is a full range of schooling nearby both state and private, these include Plymouth College, Compton C of E, Hyde park and Kings primary schools. Locally there are a small selection of convenience stores. Within approximately ¼ mile you have Hyde Park Shops and Mutley Plain which has a selection of independent and mainstream shops.

More Property Information
This home offers three generously sized bedrooms, providing ample space for family living. The newly fitted bathroom is both lovely and functional, catering to the needs of a busy household. The fantastic garden is an added bonus, offering a private outdoor retreat for relaxation and play.
Parking is a breeze with a large driveway that accommodates up to four vehicles, along with a garage for additional storage or vehicle space. The property is conveniently located close to local amenities, shops, and schools, making it an ideal choice for families.
With no onward chain, this semi-detached house is ready for you to move in and make it your own. Do not miss out on the opportunity to secure this perfect family home in a sought-after location.

Hallway
14'1" x 6'0" (4.29m x 1.83m)
Stairs, door to:

Sitting Room
14'1" x 13'4" (4.29m x 4.07m)
Window to front, door to:

Kitchen/Diner
9'11" x 19'8" (3.01m x 6.00m)
Window to rear, patio door, door to:

Landing
8'11" x 8'4" (2.72m x 2.53m)
Door to:

Primary Bedroom
12'3" x 12'10" (3.74m x 3.91m)
Window to front, door to:

Bedroom 2
11'8" x 11'1" (3.55m x 3.37m)
Window to rear.

Bathroom
Two windows to rear, door to:

Bedroom 3
8'6" x 6'6" (2.58m x 1.99m)
Window to front, door.

Garage
10'8" x 7'3" (3.24m x 2.21m)
Up and over door.

Garden

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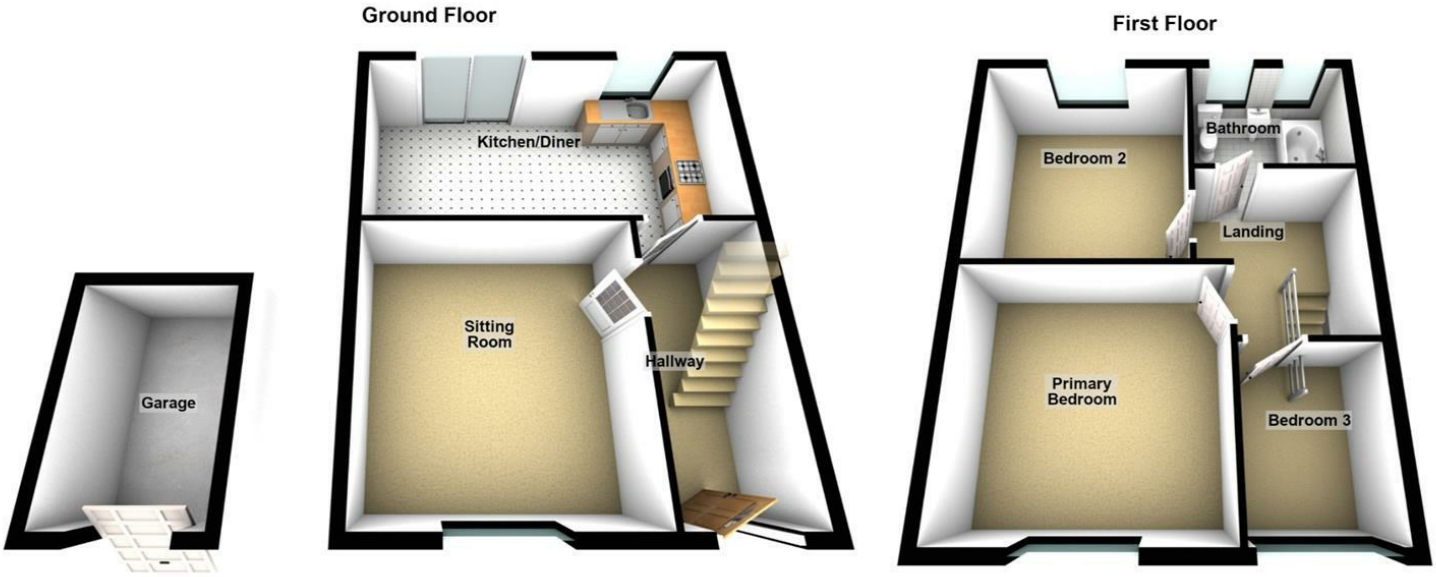
Financial Services
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.



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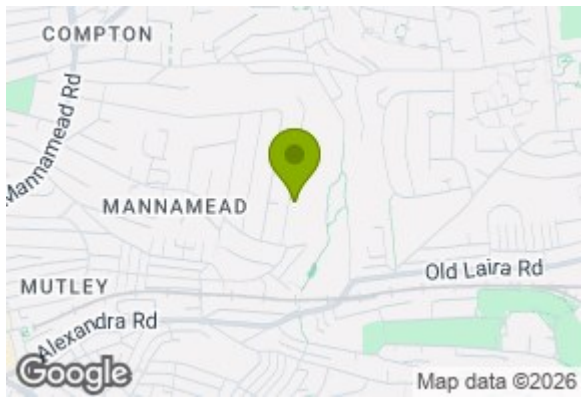
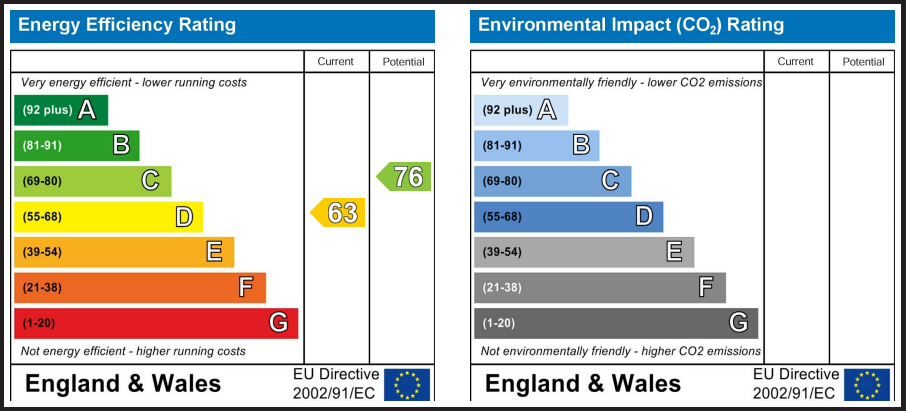
Residential Sales & Lettings





VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

The Property Ombudsman

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