Cross Keys Estates

Opening doors to your future

56 Ridge Park Avenue

Plymouth, PL4 6QA

Guide Price £260,000 Freehold

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** Guide Price £260,000 to £270,000 **
Cross Keys Estates is thrilled to introduce this stunning mid-terrace family home located on the very sought-after Ridge Park Avenue. This well-presented property boasts a spacious hallway that leads to a gorgeous sitting room, featuring a delightful brick feature fireplace and a lovely bay window that floods the space with natural light.
The open-plan dining room and modern fitted kitchen create an inviting atmosphere, perfect for enjoying family meals and entertaining guests. Upstairs, you will find a light and airy, stylish bathroom, complemented by two large, bright double bedrooms and a good-sized single bedroom, making this home suitable for families of all sizes. The property is turn-key ready, allowing you to move in without delay.

- Gorgeous Mid Terrace Property
- Large Sitting Room, Bay Window
- Highly Sought After Residential Area
- Well Presented Throughout
- Close To Schools, Shops & Central Park
- Three Spacious Bright Bedrooms
- Open Plan Kitchen/Dining Room
- Good Size Private Rear Garden
- Benefitting From A Garage & Utility
- Early Viewing Advised, EPC-C70

Cross Keys Estates
As one of Plymouths' leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

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-south-west 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 South West, 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.

Mutley
The property benefits from being within close proximity to a wealth of local amenities found along nearby Mutley Plain or Hyde Park. Plymouth City Centre and Plymouth University can also be found nearby thanks to the property's central location and local bus routes operate along Alexandra Road giving access into the City Centre and other locations across the city. A number of popular local primary and secondary schools are also just a short distance away.

More Property Information
The property also benefits from a good-sized private rear garden, ideal for outdoor relaxation, along with a utility room for added convenience and a garage at the rear for secure parking or additional storage. Situated close to local schools, the vibrant Mutley Plain, and the picturesque Central Park, this home offers a perfect blend of comfort and convenience. Gas central heating and UPVC double glazing throughout. Early viewing is strongly advised to fully appreciate all that this delightful property has to offer.

Hallway

Sitting Room
13'0" x 11'4" (3.96m x 3.45m)

Dining Room
13'0" x 10'3" (3.97m x 3.13m)

Kitchen
13'0" x 6'5" (3.97m x 1.96m)

Landing

Primary Bedroom
12'11" x 10'10" (3.94m x 3.30m)

Bedroom 2
13'1" x 10'10" (4.00m x 3.30m)

Bathroom

Bedroom 3
8'2" x 5'11" (2.49m x 1.80m)

Garden

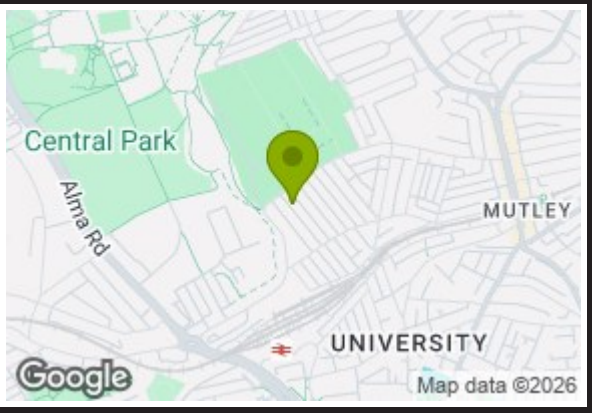
Utility
7'6" x 4'5" (2.29m x 1.35m)

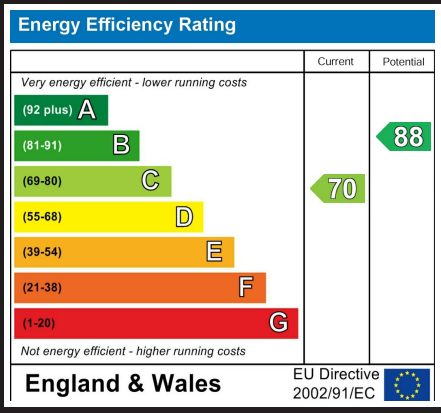
Garage

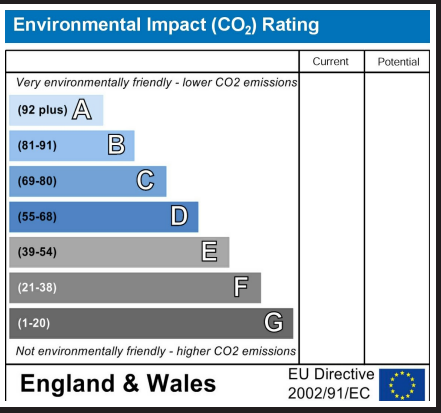
Cross Keys Estates Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our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

Financial Services
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email.sarah@themortgagelab.co.uk

Cross Keys Estates
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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Council Tax Band B

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