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**Glendale Crescent,
Redruth**

**£277,500
Freehold**





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Property Introduction

This property is offered for sale with no onward chain. This detached bungalow has been extensively updated in recent years and is ideal for retired persons or family occupation. Benefiting from three bedrooms, there is a lounge which overlooks the front garden, the kitchen/diner features a Shaker style range of units with adjoining solid wood work surfaces and there is a re-modelled bathroom. Heating is provided by a modern combination gas boiler located in the loft and supplying radiators. The windows and doors are uPVC double glazed.

To the outside, one will find enclosed, mainly lawned, gardens to the front and rear. Driveway and on road parking available to the front, whilst to the rear is a utility room. Glendale Crescent is a popular residential area, situated on the Falmouth side of Redruth and is located close to Trefusis playing field and Victoria park, which is noted for its bowling green. Viewing our interaction virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Glendale Crescent is within three quarters of a mile of the town centre, nearby there is Victoria park with its ornamental gardens and bowling green. Redruth offers a mixture of local and national shopping outlets, there is a main line railway station with direct links to London Paddington and the north of England and the A30 trunk road will be found within one and a half miles.

Schooling is available for all ages within walking distance, the Cathedral City of Truro is ten miles away and Falmouth on the south coast, which is Cornwall's university town, is within a similar drive. The north coastal village of Portreath which is noted for its sandy beach and active harbour is only five miles distant.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:

HALLWAY

L-shaped. Ceramic tiled floor, radiator and access to loft space via timber fold out stairs. (The loft has a large boarded area for storage, lighting and combination gas boiler). Panel doors open off to:

LOUNGE 12' 10" x 10' 0" (3.91m x 3.05m)

uPVC double glazed window to the front. Radiator.

BEDROOM ONE 10' 11" x 9' 11" (3.32m x 3.02m)

uPVC double glazed window to front. Radiator.

BEDROOM TWO 8' 11" x 8' 11" (2.72m x 2.72m)

uPVC double glazed window to the rear. Radiator.

BATHROOM

uPVC double glazed window to the rear. Re-modelled with close coupled WC. Pedestal wash hand basin. Panelled bath with plumbed shower over. Extensive ceramic tiling to walls, ceramic tiled floor and dual fuel towel radiator.

BEDROOM THREE 8' 9" x 6' 6" (2.66m x 1.98m)

uPVC double glazed window to the rear. Radiator.

KITCHEN/DINER 15' 7" x 8' 9" (4.75m x 2.66m)

Enjoying a dual aspect with uPVC double glazed window to the front and uPVC double glazed door and window to the rear. The kitchen is fitted with a range of eye level and base Shaker style units with adjoining square edge solid wood work surfaces, arranged on three sides. Built in stainless steel oven with ceramic hob and stainless steel hood over. Appliance space, ceramic tiled floor and radiator.

OUTSIDE

FRONT - The garden is enclosed, secured for children and pets and is laid mainly to lawn. To the side of the garden is driveway parking and pedestrian access leads to the rear. REAR - Again enclosed, laid to lawn and has an external water supply and power supply. Set to one side is a utility room.

UTILITY/STORE 10' 3" x 6' 11" (3.12m x 2.11m)

uPVC double glazed window to the side and a roll top edge work surface with space beneath for tumble dryer and space and plumbing for automatic washing machine. Ceramic tiled floor.

AGENTS NOTE

The Council Tax band for the property is Band B.

SERVICES

Mains water (which is metered), mains drainage, mains electric and mains gas.

DIRECTIONS

From Redruth railway station, proceed up the hill into Higher Fore Street. At a staggered junction, bear right into St Day Road, taking the top road and then at a give way sign, turn right into Trefusis Terrace. Continue along Trefusis Terrace and at the crossroads, carry straight across. At the next crossroads, again carry straight ahead and then turn left into Coronation Road. Turn left again into Glendale Crescent, then take the first cul de sac on the right, where the property will be identified close to the top on the left hand side. If using what three words, it is matchbox. shuffles. undertook.

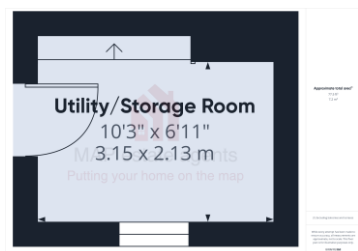
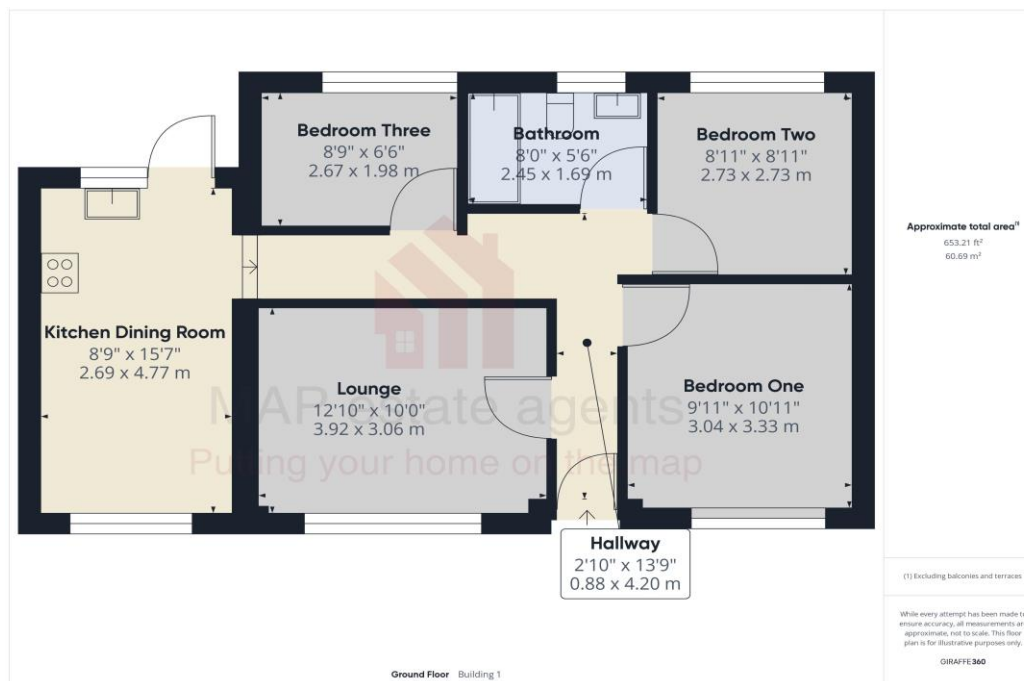


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Refurbished and updated detached bungalow
- Three bedrooms
- Lounge
- Contemporary style kitchen/dining room
- Restyled bathroom
- Modern gas central heating
- uPVC double glazing
- Front and rear gardens
- Driveway parking
- Chain free sale



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