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**Glendale Crescent,  
Redruth**

**£249,500  
Freehold**





## Glendale Crescent, Redruth

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### Property Introduction

Offered for sale chain free, this garage link-detached bungalow occupies a generous corner plot within this popular residential location.

Having recently been updated by our vendors, the roof has been re-covered, there is a new combination gas boiler located within the loft and several of the windows have been replaced with uPVC double glazed units.

Internally there are two double size bedrooms, a lounge, fitted kitchen and the bathroom has been remodelled. Largely double glazed, heating is provided by a gas boiler supplying radiators.

To the outside gardens lie to the front, rear and side and feature extensive patios to the rear. Driveway parking to the front is available and there is access to the attached garage. A property that will surely attract a good level of interest, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## Location

Glendale Crescent is situated within half a mile of the town centre on the Falmouth side of Redruth. Redruth offers a range of both national and local retail outlets, there is schooling for all ages and a mainline Railway Station with connections to London Paddington and the north of England. Redruth is also home to Kresen Kernow which has the largest collection of archive and library material relating to historic Cornwall.

The A30 trunk road runs to the north of the town and gives access to a direct route out of the county. The north coast at Portreath is within five and a half miles, Truro, the administrative and cultural centre of Cornwall is within ten miles and the south coast university town of Falmouth is within nine miles.

### ACCOMMODATION

Aluminium framed double glazed door opening to:-

### HALLWAY

Coved ceiling and laminate flooring. Doors off to:-

### LOUNGE 14' 0" x 9' 4" (4.26m x 2.84m)

uPVC double glazed window to the front with blinds. Focusing on a tiled fire surround and hearth (non-functional), coved ceiling and radiator. Laminate flooring.

### **KITCHEN 10' 0" x 9' 0" (3.05m x 2.74m) plus recess**

Aluminium double glazed window to the rear and single glazed door to rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Gas cooker point, space and plumbing for an automatic washing machine and radiator. Coved ceiling and access to loft space. Recessed shelved cupboard, extensive ceramic tiled walls and splashbacks.

### **BEDROOM ONE 10' 10" x 10' 0" (3.30m x 3.05m)**

uPVC double glazed window to the front with blinds. Laminate flooring, Radiator and inset spotlighting.

### **BEDROOM TWO 10' 0" x 8' 10" (3.05m x 2.69m)**

uPVC double glazed window to the rear with blinds. Laminate flooring, radiator and inset spotlighting.

### **BATHROOM**

uPVC double glazed window to the rear. Remodelled with a close coupled WC, pedestal wash hand basin with mixer tap and panelled bath with 'Mira Sport' electric shower over. Extensive ceramic tiling to walls, towel radiator and laminate flooring.

### **OUTSIDE FRONT**

To the front there is a brick paviour driveway giving additional parking if required and leading to the attached garage, to the side of the paviour parking there is a gravelled area suitable for additional vehicles if required and there are a range of mature shrubs. Pedestrian access leads to the side.

### **REAR GARDEN**

The rear garden is enclosed, occupying a large plot which is largely paved with lawns and mature shrubs. There is a 6' x 6' aluminium framed greenhouse and an external water supply.

### **GARAGE 17' 1" x 8' 0" (5.20m x 2.44m)**

Up and over door to the front, power and light connected. Courtesy door and window to rear.

### **SERVICES**

Please be advised the property benefits from mains water which is metered, mains drainage, mains electricity and mains gas.

### **AGENT'S NOTE**

The property is band 'B' for Council Tax.

### **DIRECTIONS**

From Redruth Railway Station proceed down the hill and at the traffic lights bear left, passing St Andrews Church on the left hand side, take the next turning left into Park Road, continue straight across at the junction with Albany Road and at the next give way junction turn right into Trefusis Road. Take the left hand turning into Coronation Road and then left again into Glendale Crescent where the property will be identified on the right hand side. If using What3words: necks.belonging.backfired

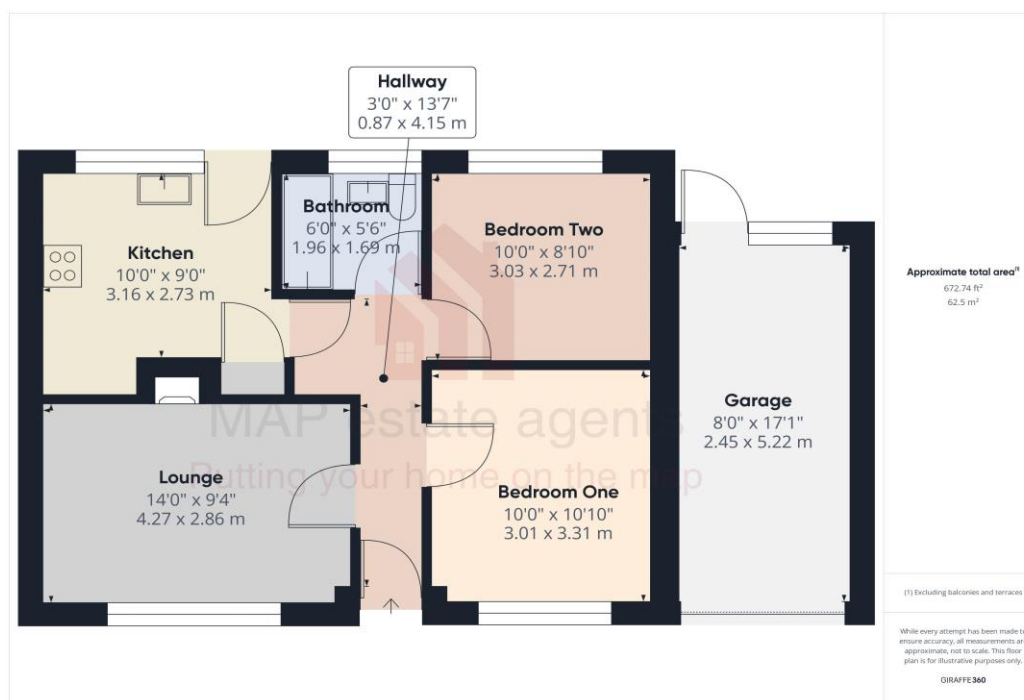


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Garage link-detached bungalow
- Partially updated to include new roof
- Two bedrooms
- Lounge
- 14' Fitted kitchen
- Double glazed (excluding rear door)
- Modern gas central heating
- Large corner plot
- Driveway parking and garage
- Chain free sale



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