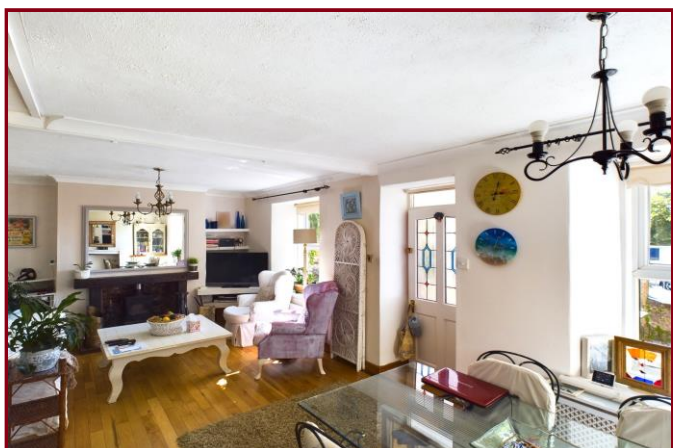




MAP estate agents
Putting your home on the map

**Albany Road,
Redruth**

**Offers in the Region of £270,000
Freehold**





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Property Introduction

An attractive end-terraced character property located on this popular road in Redruth, within a reasonable distance to the shops and amenities of the town. The property boasts many characteristic features you would expect from this period, with the benefit of a gas fired central heating system along with uPVC double glazed windows.

Internally, an entrance porch accesses the generous lounge/diner with a wood burner, leading to the kitchen and sun room. To the first floor are two bedrooms and a bathroom.

The cottage is approached via a galvanised gateway with matching railings into the enclosed front garden that has a Cherry tree and a further range of shrubs. To the rear, there is a tiered garden which gives access to a useful storage unit.

Location

Redruth town offers a good range of retail outlets, along with out of town supermarkets. A mainline railway station operates to London Paddington and the town is ideally situated for access to the main A30, making travelling to other areas of the country that much easier. Both north and south coasts with their contrasting coastlines, are within reasonable travelling distance.

The Cathedral city of Truro being the main centre in Cornwall for business and commerce, is within approximately twelve miles.

ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Window to side, door to outside, wall light, tiled floor. Stained glass door accessing:

LOUNGE/DINER 24' 2" x 11' 7" (7.36m x 3.53m)

An impressive room with feature wood burner set in recessed fireplace with slate hearth, wood surround and mantle. Additional false fireplace. Wood floor, arched recesses plus additional arched recess with storage cupboard. Stairs rising to first floor. Two double glazed windows to front. Radiator. Archway giving access to:

KITCHEN 10' 1" x 6' 9" (3.07m x 2.06m)

uPVC double glazed window to rear. One and a quarter stainless steel sink unit with mixer tap. A range of base and wall mounted storage cupboards and work surfaces. Built in double oven, hob with extractor over, part tiled walls, recess for fridge and freezer, built in pantry style storage cupboard. Radiator. Stable door accessing:

SUN ROOM 10' 7" x 6' 9" (3.22m x 2.06m)

uPVC double glazed door to outside. uPVC double glazed windows. Tiled floor, radiator, built in shelved storage cupboard.

FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE 11' 7" x 8' 11" (3.53m x 2.72m)

uPVC double glazed window to front. Wood floor, built in mirror fronted wardrobes, radiator.

BEDROOM TWO 11' 3" x 8' 8" (3.43m x 2.64m)

uPVC double glazed window to front. Two built in wardrobes with mirror doors and recess between, radiator. Louvre door cupboard and gas boiler.

BATHROOM

uPVC double glazed window to rear. Panelled bath with shower over and shower screen, pedestal wash hand basin, close coupled WC. Built in storage cupboard, part panelled wall, radiator.

OUTSIDE FRONT

As previously mentioned the property is approached by a pathway with galvanised gateway and matching railings. Cherry tree and further shrubs. A side passageway leads to the rear garden.

REAR GARDEN

The rear garden is accessed from the sun room and leads to a utility room with plumbing for automatic washing machine. Steps lead up to a paved patio with gateway to side, giving access to the side of the property. Further steps lead to an area of decking with borders and shrubs with further steps leading to a useful:-

STORE/SMALL GARAGE 9' 7" x 8' 6" (2.92m x 2.59m)

Electric and power connected. Double doors open to rear access that is adjacent to the park and play area.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

Band B.

DIRECTIONS

Proceeding along Albany Road, the property is located on the left hand side where a MAP for sale sign has been erected for identification purposes. If using What3words: mailboxes.slower.enveloped.

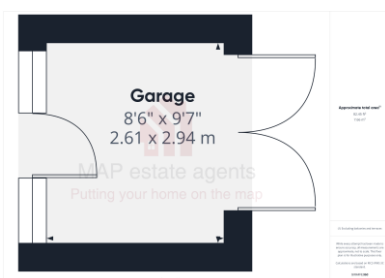


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Attractive stone end terraced character property
- Entrance porch
- Impressive lounge/diner with wood burner
- Fitted kitchen
- Utility room
- Two bedrooms
- First floor bathroom
- Gas central heating and uPVC double glazed windows
- Sun room
- Enclosed rear garden



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