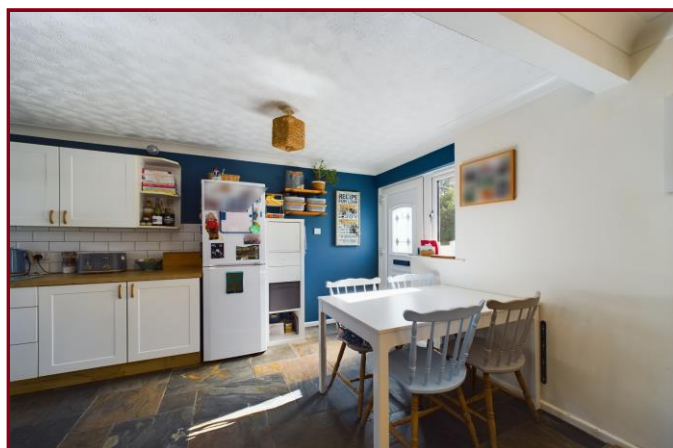




MAP estate agents
Putting your home on the map

**Riverside,
Angarrack, Hayle**

**£260,000
Freehold**





Riverside,
Angarrack, Hayle

£260,000
Freehold

Property Introduction

A charming end terraced, three-bedroom house plus a converted loft room situated in this sought after village.

Well presented and offering spacious accommodation, the house has an open plan living space with wood burner (lounge area) kitchen/diner, three bedrooms, a family bathroom and a generous size utility room/storage.

To the outside there is an enclosed garden and off-road parking.

Viewing is highly recommended to fully appreciate this charming house.

Location

Angarrack is a picturesque village benefiting from its own Public House and is famous for its Christmas lights presentation.

The town of Hayle is situated approximately one mile away where there is a wider selection of retail outlets including West Cornwall retail park where there is a range of stores including Next, Marks and Spencer and Boots the Chemist. The town also offers schooling for all ages, good transport links and boasts three miles of golden sands.

ACCOMMODATION COMPRISES

Steps lead up to a uPVC double glazed entrance door opening to the:-

OPEN PLAN LIVING/KITCHEN/DINING ROOM 18' 3" x 17' 5" (5.56m x 5.30m) overall maximum measurements KITCHEN

Fitted with a selection of wall and base units with work top over incorporating a ceramic sink and drainer. Space for dishwasher and upright fridge/freezer. Integrated electric hob and oven. Double glazed window to rear garden and uPVC double glazed door to the rear conservatory. Slate flooring. Partial room divider to the:-

LOUNGE

A light and airy room with double glazed windows to the front. Multi-fuel stove with a polished granite hearth. Window to conservatory. Rubberwood flooring and turning staircase leading to the first floor.

CONSERVATORY 12' 3" x 3' 9" (3.73m x 1.14m)

Accessed from the kitchen and situated at the rear overlooking the garden with uPVC windows and door opening to the garden. Laminated flooring.

FIRST FLOOR LANDING

Rung ladder to converted loft space and doors leading off to: -

BEDROOM TWO 12' 9" x 9' 5" (3.88m x 2.87m)

Storage cupboard with immersion tank and hanging space. Double glazed window to front elevation. Carpeted flooring and ceiling light.

BEDROOM THREE 8' 5" x 6' 6" (2.56m x 1.98m)

Double glazed window to the front elevation. Carpeted flooring and ceiling light.

BATHROOM

Fitted with a panel enclosed bath with wall mounted electric shower over, pedestal wash hand basin and WC. Obscure double glazed window to the rear elevation. Tiled floor and walls.

DRESSING ROOM 17' 1" x 7' 9" (5.20m x 2.36m)

A dual aspect room having a range of fitted wardrobes. Stairs lead up to:-

BEDROOM ONE 8' 7" x 7' 8" (2.61m x 2.34m) restricted headroom to one side

'Velux' windows and carpeted flooring.

CONVERTED LOFT SPACE 18' 2" x 8' 3" (5.53m x 2.51m) restricted headroom to two sides

Accessed via a rung ladder on the landing. Wood effect laminate flooring. 'Velux' double glazed windows. Ceiling spotlights.

OUTSIDE

Front of the property is off-road parking.

UTILITY ROOM/STORE 17' 4" x 8' 0" (5.28m x 2.44m)

Accessed from the front of the property having ample storage space with shelves, space for washing machine and tumble dryer. Ceiling lights.

REAR GARDEN

An enclosed garden with an artificial lawn with a selection of raised shrub and plant borders.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

SERVICES

The following services are available at the property however we have not verified connection. Mains electricity, mains metered water, mains drainage, broadband/telephone subject to tariffs and regulations.

DIRECTIONS

From Hayle proceed to the large roundabout taking the third exit into Angarrack at the crossroads go straight-ahead into Riverside and the property will be on your right-hand side. where the property will be identified by a For Sale board. Using What3Words: took.powering.poetic

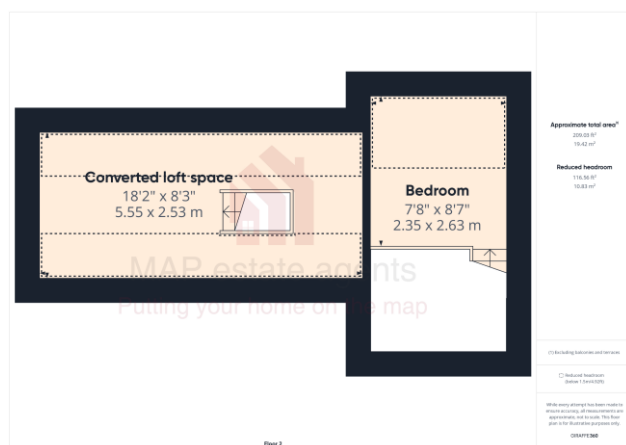
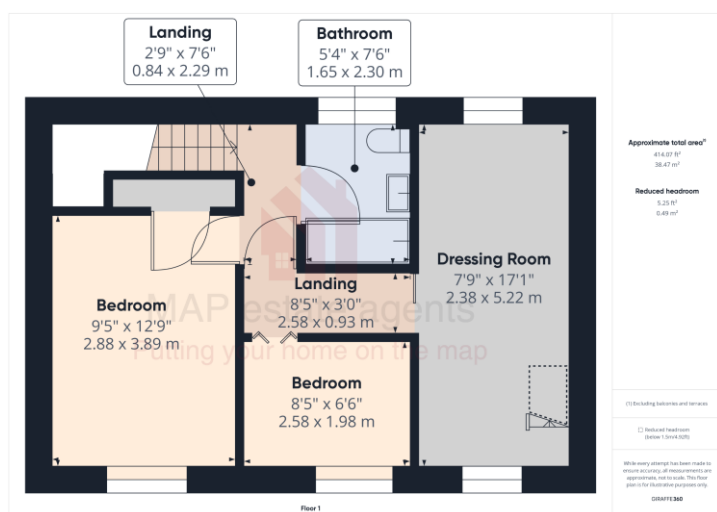
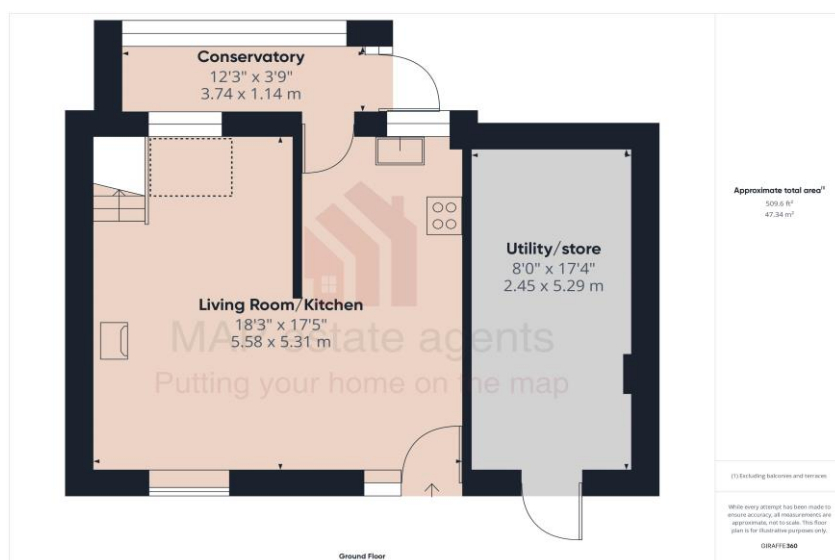


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- End terrace three bedroom quirky house
- Open plan living
- Family bathroom
- Split level principal bedroom with dressing area
- Converted loft space
- Off-road parking
- Generous size utility room/storage room
- Conservatory
- Enclosed rear garden
- Charming village location



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.