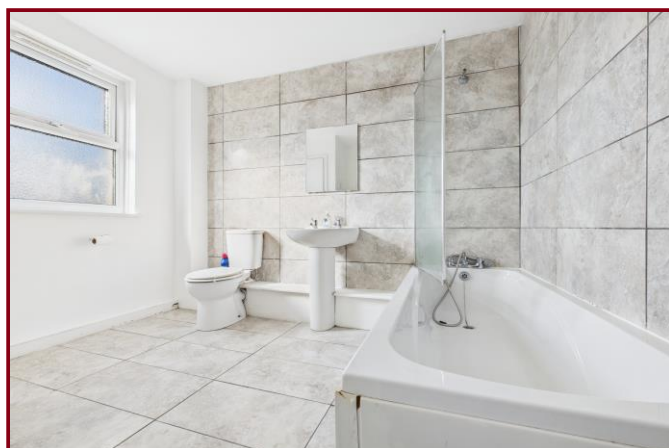




MAP estate agents
Putting your home on the map

**Miners Row,
Redruth**

**£150,000
Freehold**





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Property Introduction

Offered for sale with no onward chain, this semi-detached house would be ideal as a first home or investment opportunity. Internally there are two bedrooms and a bathroom on the first floor, the ground floor features a well proportioned lounge/dining room and there is a fitted kitchen.

The windows are uPVC double glazed, there are electric heaters and the property has a positive pressure ventilation system installed which provides filtered air and reduces condensation.

To the outside parking is available for one vehicle and a gate leads to an enclosed courtyard style garden. It should be noted that the neighbouring property has a pedestrian access across the front of the house to their property.

Competitively priced to attract interest, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Miners Row is situated off Fords Row, which is within a short walk of the town centre. Redruth offers a range of both national and local shopping outlets, there is a bank and a mainline railway station with direct links to London Paddington and the north of England. The A30 trunk road runs to the north of the town and gives a direct route out of the county.

Truro, the administrative and cultural centre of Cornwall is within ten miles and Falmouth on the south coast, which is Cornwall's university town is within a similar distance, whilst the north coast at Portreath which is noted for its sandy beach and active harbour is within a five mile drive.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Stairs to first floor and door to:-

LOUNGE/DINING ROOM 19' 1" x 12' 2" (5.81m x 3.71m) maximum measurements

uPVC double glazed window to the front. Featuring one wall with exposed stone and incorporating a granite lintel stone fireplace (non-functional), open beamed ceiling and two electric radiators. Doorway through to:-

KITCHEN 9' 2" x 7' 4" (2.79m x 2.23m)

uPVC double glazed window to the front. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Slot-in 'Hotpoint' electric cooker with stainless steel hood over and plumbing for automatic washing machine.

FIRST FLOOR LANDING

Double glazed window to rear. Electric radiator.

BEDROOM ONE 9' 10" x 9' 4" (2.99m x 2.84m)

uPVC double glazed window to the front. Dimplex Quantum high output electric heater.

BEDROOM TWO 8' 6" x 8' 1" (2.59m x 2.46m) maximum measurements

uPVC double glazed window to the front. Electric radiator and access to loft space.

BATHROOM

uPVC double glazed window to the front. Remodelled with a close coupled WC, pedestal wash hand basin and panelled bath with mixer shower tap. Extensive ceramic tiling to walls, airing cupboard with 'Gledhill' immersion tank and electric towel radiator. Ceramic tiled floor.

OUTSIDE FRONT

To the front of the property there is parking for one vehicle and a gate opens onto an enclosed courtyard which offers a degree of privacy. It should be noted that the attached property has pedestrian access across the front of the property.

SERVICES

The property benefits from mains electric, mains drainage and mains water which is not metered.

AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'A'.

DIRECTIONS

From Redruth Railway Station continue up the hill and turn first left into Fore Street and continue right into Fords Row, at the junction with Fords Row turn right and after passing the entrance to Jenkins Terrace on the left continue, passing over the railway line where the property will be identified on the right hand side by our For Sale board. If using What3words:- trap.teardrop.comply

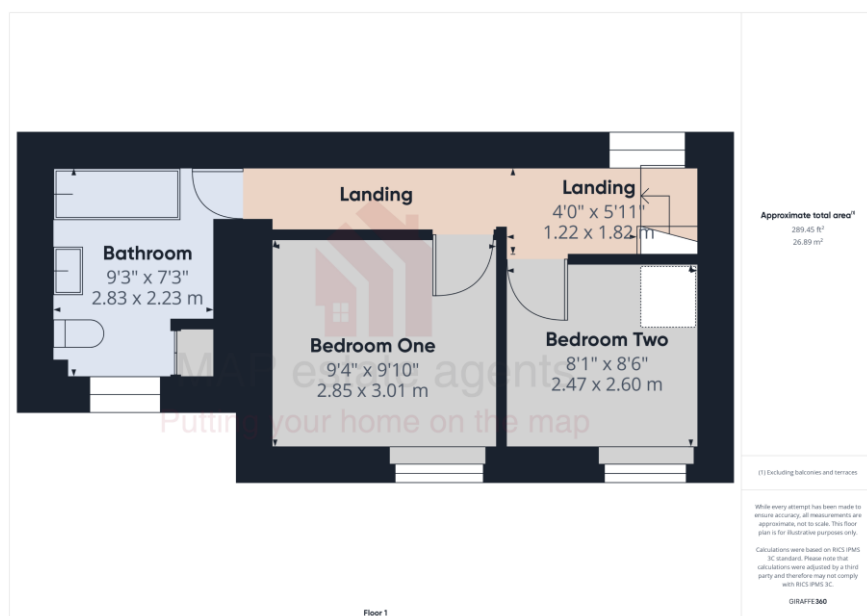
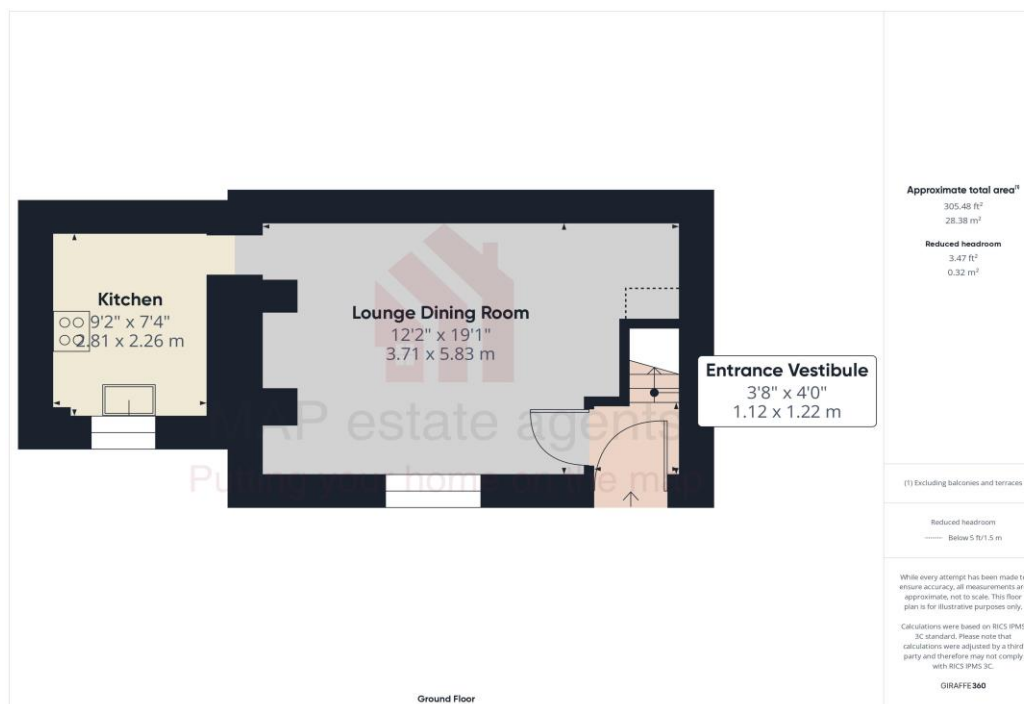


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	50	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Central town location
- Semi-detached house
- Two bedrooms
- Lounge/dining room
- Fitted kitchen
- First floor bathroom
- Electric heating
- Double glazing
- Parking and courtyard
- Chain free sale



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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