



**MAP estate agents**  
Putting your home on the map

**Treliske Road,  
Redruth**

**£300,000  
Freehold**







**Treliske Road,  
Redruth**

**£300,000**

**Freehold**

## **Property Introduction**

Situated within a cul-de-sac off Roseland Gardens, this substantial end terrace house is being offered for sale with no onward chain.

Updated in recent years, this family size home offers four bedrooms and a bathroom on the first floor, there is a generous lounge/dining room which gives access to a conservatory to the rear and the kitchen/breakfast room has been extended into the former garage to create a focal point for the property. There is uPVC double glazing and heating is provided by a gas boiler supplying radiators. To the outside there is ample parking to the front and pedestrian access leads to the rear garden which is enclosed, extensively paved and with lawn and shrub borders. In addition to the store to the front, which was part of the former garage, there is a substantial store/workshop to the rear.

A family home convenient for local schools and with access to the A30 nearby, viewing our interactive virtual tour prior to arranging a closer inspection is strongly recommended.

## **Location**

Ideal for access to the A30 trunk road and the north coast beaches at Porthtowan and Portreath, Redruth is within half a mile. The town of Redruth offers a range of both national and local retail outlets, there are banks, a Post Office and a mainline Railway Station which connects with London Paddington and the north of England.

Redruth is also home to Kresen Kernow which houses the largest collection of archive and library material relating to Cornish history. Truro, the administrative and cultural centre of Cornwall is within ten miles and the south coast university town of Falmouth is within a similar distance.

## **ACCOMMODATION COMPRISES**

Sliding patio door opening to:-

## **ENTRANCE VESTIBULE**

Meter cupboard. uPVC double glazed door opening to:-

## **HALLWAY**

Stairs rising to the first floor with storage cupboard beneath. Recessed cupboard and radiator. Doors off to:-

## **LOUNGE/DINER 24' 6" x 8' 9" (7.46m x 2.66m) plus recess**

uPVC double glazed window to front and sliding patio door opening to the conservatory. Focusing on a wood fire surround with marble back housing a gas coal effect fire. Two radiators.



### CONSERVATORY 10' 1" x 9' 2" (3.07m x 2.79m)

Enjoying a triple aspect with dwarf walling and having uPVC double glazed windows together with a pitched glazed roof. Two radiators and French doors opening onto the rear.

### KITCHEN/BREAKFAST ROOM 11' 2" x 8' 1" (3.40m x 2.46m) PLUS 9' 1" x 8' 1" (2.77m x 2.46m)

Two uPVC double glazed windows to the rear. Extensively remodelled and enlarged to create a focal point for this family home, there are a range of eye level and base wood faced units having adjoining roll top edge working surfaces with upstands and featuring an inset stainless steel one and a half bowl sink unit with mixer tap. Eye level double oven, inset five burner gas hob with ceramic splashback and ceramic cooker hood over. Extensive ceramic tiled splashbacks, skirting heating and door through to lounge/diner.

### FIRST FLOOR LANDING

A central landing with an airing cupboard containing a 'Worcester' combination gas boiler. Access to loft space and doors opening off to:-

### BEDROOM ONE 12' 7" x 9' 9" (3.83m x 2.97m) plus door recess

uPVC double glazed window to the front elevation. Radiator.

### BEDROOM TWO 11' 9" x 9' 1" (3.58m x 2.77m)

uPVC double glazed window to the rear. Radiator.

### BEDROOM THREE 16' 7" x 8' 3" (5.05m x 2.51m)

A dual aspect room with uPVC double glazed windows to the front and rear. Two radiators.

### BEDROOM FOUR 9' 9" x 7' 6" (2.97m x 2.28m) L-shaped, maximum measurements

uPVC double glazed window to the front. Radiator and over stairs storage cupboard.

### BATHROOM

Two uPVC double glazed windows to the rear. Remodelled with a contemporary style suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with mixer tap and featuring a Triton electric shower over. Full ceramic tiling to walls, low voltage spotlighting and radiator. Ceramic tiled floor.

### OUTSIDE FRONT

To the front of the property there is an enclosed largely lawned garden with mature shrubs and parking is available for two/three vehicles. Pedestrian access leads to the side and up and over door leads to part of the former garage which is used for storage. External water supply.

### REAR GARDEN

To the rear the garden is enclosed, there is an extensive patio and the remainder of the garden is part lawned with shrub borders and features an 8' x 6' greenhouse. Attached to the rear of the property is a:-

### BLOCK BUILT OUTBUILDING 10' 10" x 8' 10" (3.30m x 2.69m)

uPVC double glazed window and uPVC double glazed door. Ideal as a workshop or for someone looking to work from home.

### SERVICES

The property benefits from mains metered water, mains electric, mains drainage and mains gas.

### AGENT'S NOTE

Please be advised the property is Council Tax band 'C'.

### DIRECTIONS

From Redruth railway station proceed up the hill into Higher Fore Street. At a giveway junction bear left into East End, from East End turn left into Drump Road and at a mini-roundabout turn right into Stanley Way and then right again into Roseland Gardens. Continue along Roseland Gardens and Treliske Road will be identified on the right, on entering Treliske Road follow the road around to the left where the property will be identified at the end of the cul-de-sac. If using What3words:- writing.spruced.airbag



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-10)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		Potential
		84
		71



## MAP's top reasons to view this home

- Chain free sale
- Substantial end terrace of three house
- Four bedrooms
- Lounge/dining room
- Remodelled kitchen/breakfast room
- First floor bathroom
- uPVC double glazing
- Gas central heating
- Gardens to front and rear
- Parking



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](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://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.