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**Wilkinson Gardens,
Sandy Lane, Redruth**

**£230,000
Freehold**





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Property Introduction

Ideal as a first home, this well presented end terrace house is finished to a high standard throughout. Enjoying an outlook across the lawned open space, there are two double size bedrooms and a family bathroom on the first floor. On the ground floor the lounge/dining room features double glazed French doors with side screens opening on to the rear garden whilst the kitchen, which enjoys an outlook to the front, has a contemporary range of gloss grey eye level and base units with adjoining granite working surfaces and incorporates a built-in oven, hob and dishwasher. There is a cloakroom on the ground floor, heating is provided by a gas combination boiler and the windows are uPVC double glazed. The garden lies to the rear is enclosed, attractively laid with a covered paved patio which gives access to a lawn space with steps up to a decked seating area ideal for outside entertaining. Parking is available in an allocated space opposite the front of the property. Requiring a closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Wilkinson Gardens is on the Falmouth side of Redruth and is an easy commute to the city of Truro, the A30 trunk road and Cornwall's university town of Falmouth located on the south coast. Redruth, which is within one mile, has an eclectic mix of local and national shopping outlets, there is a mainline railway station with direct links to London Paddington and the north of the country and schooling is available for all ages in locally well respected schools.

The north coast at Portreath, which is noted for its sandy beach and active harbour, will be found within six miles.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

HALLWAY

Laminate flooring, radiator and stairs to first floor. Coved ceiling and doors opening off to:-

KITCHEN 10' 2" x 9' 0" (3.10m x 2.74m) maximum measurements

uPVC double glazed window to front. Fitted with a range of eye level and base mid-grey gloss finished units having adjoining granite square edge working surfaces and incorporating an inset one and a half bowl colour coordinated sink unit. Built-in stainless steel oven, inset four ring gas hob with stainless steel cooker hood over and integrated dishwasher. Space and plumbing for an automatic washing machine, spotlighting and radiator. Laminate flooring and coved ceiling. Wall mounted 'Worcester' combination gas boiler.

WC

Wall mounted wash hand basin incorporating a mixer tap and a close coupled WC. Vinyl flooring, radiator and coved ceiling.

LOUNGE/DINER 15' 2" x 12' 11" (4.62m x 3.93m) L-shaped, maximum measurements

uPVC double glazed French doors opening onto the rear garden with double glazed side panels, laminate flooring and coved ceiling. Radiator and under stairs storage cupboard.

FIRST FLOOR LANDING

A central landing with a recessed shelved airing cupboard, access to loft space and coved ceiling. Doors off to:-

BEDROOM ONE 12' 11" x 9' 2" (3.93m x 2.79m) plus door recess

uPVC double glazed window to the front. Coved ceiling and radiator.

BEDROOM TWO 12' 11" x 9' 6" (3.93m x 2.89m)

uPVC double glazed window to rear. Recessed single door wardrobe, radiator and coved ceiling.

BATHROOM

Contemporary style suite consisting of wall hung wash hand basin, close coupled WC and panelled bath with mixer shower over. Extensive ceramic tiling to walls, towel radiator and coved ceiling.

OUTSIDE FRONT

To the front there is a low maintenance largely gravelled garden.

REAR GARDEN

The rear garden is enclosed, secure for younger children and pets and immediately to the rear of the lounge/dining area there is a paved patio with a partial covering over and this gives access to the lawned part of the garden which has planted beds to either side and steps lead up to a decked seating space ideal for entertaining and a timber storage shed. There is an extensive range of planted borders and two gates lead out onto the side. Electric power supply.

SERVICES

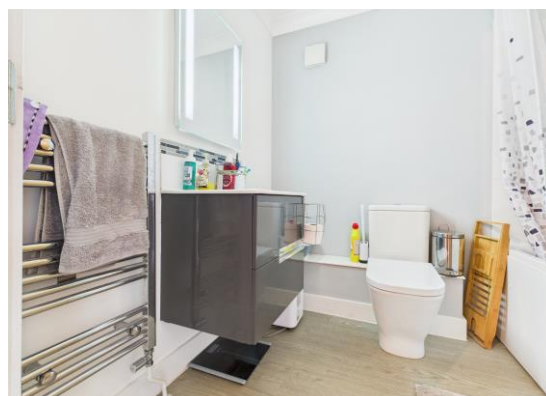
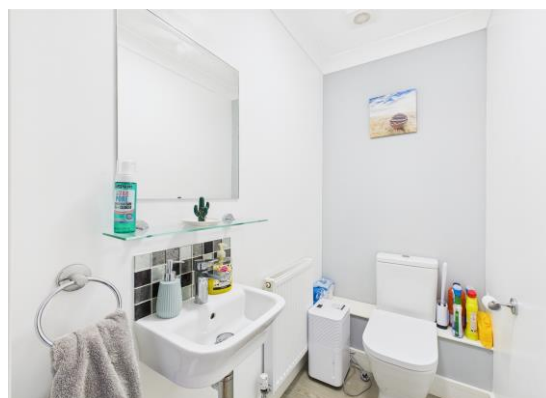
Please be advised the property benefits from mains gas, mains electricity, mains drainage and mains metered water supply.

AGENT'S NOTE

Please be advised the property is band 'B' for Council Tax. In line with most modern developments there is an estate charge which is applicable to the property which is currently £93.98 payable every six months to contribute to the service charge for the insurance, management, maintenance and upkeep of the common areas of the development.

DIRECTIONS

From Redruth railway station proceed down the hill and at the first set of traffic lights bear left into Bond Street, continue to the next set of traffic lights bearing slight left heading towards Falmouth. At a roundabout take the first exit left into Sandy Lane and then take the third exit left into Wilkinson Gardens following through Wilkinson Gardens where the property will be identified on the right hand side. If using What3words:- conjures.asserts.afraid

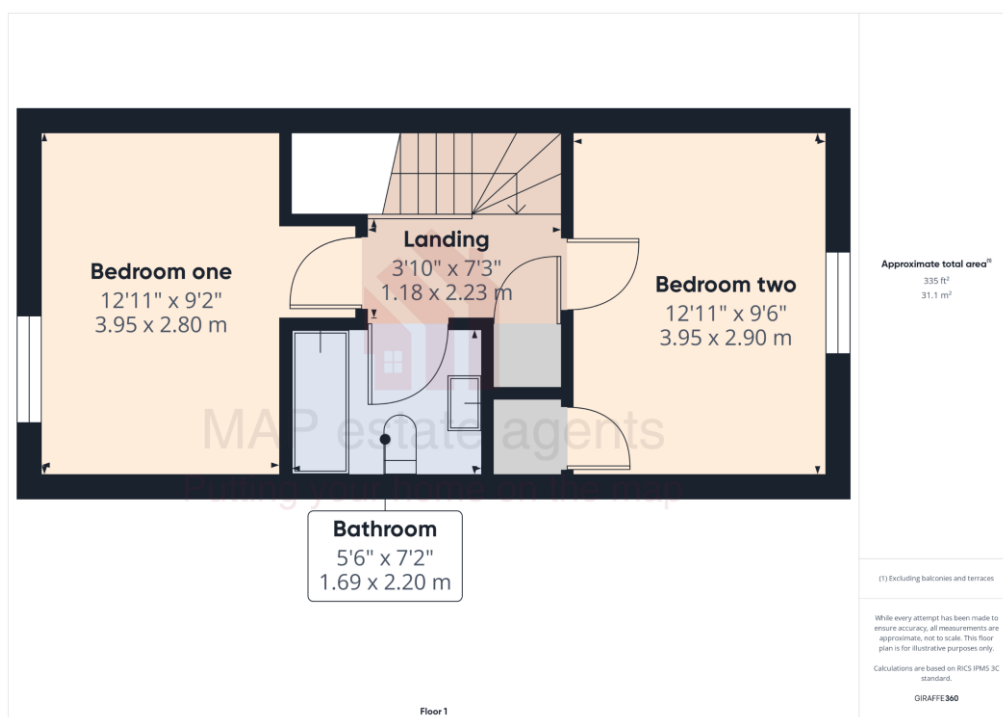
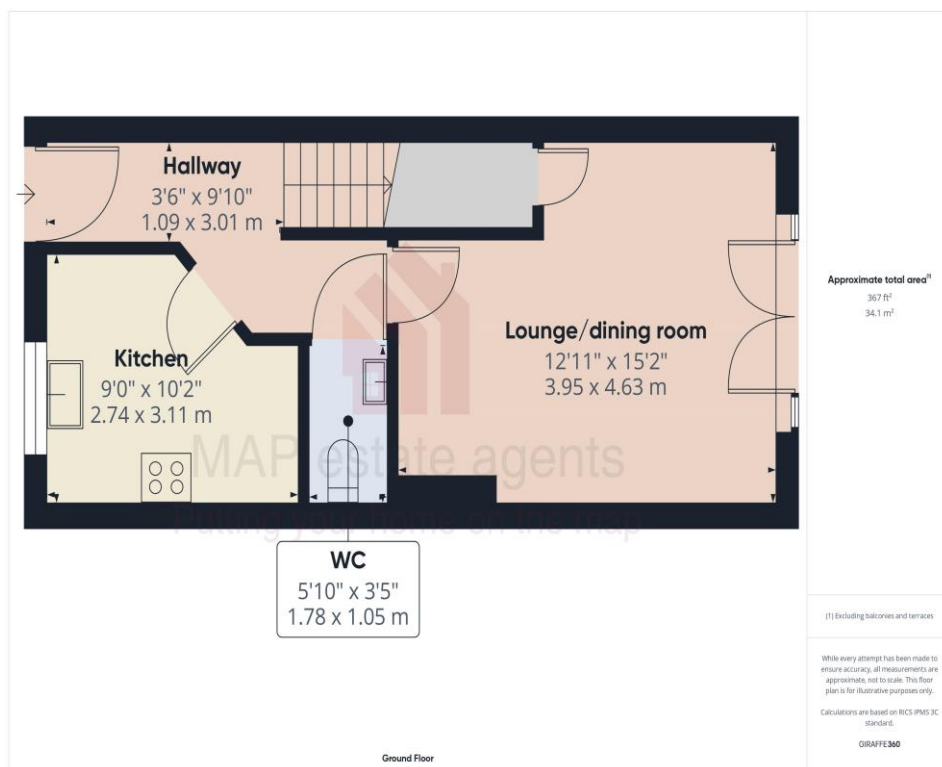


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		92
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- End terrace home
- Two double bedrooms
- Lounge/dining room
- Quality kitchen
- First floor bathroom and ground floor WC
- Gardens
- Gas central heating
- Double glazing
- Allocated parking
- Well presented, viewing essential!



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01326 702400 (Helston & Lizard Peninsula)

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