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**Grange Road,
Helston**

**£235,000
Freehold**





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Property Introduction

Being sold with no onward chain, we are delighted to present this three bedroom semi-detached house, offering generous living space, an enclosed rear garden and convenient parking.

The property also enjoys a most convenient location close to the local schools, town centre and day to day amenities.

The property has an open plan living space with kitchen and three bedrooms whilst outside there is driveway parking for two cars immediately in front of the property and a private enclosed rear garden.

There is also a very useful ground floor cloakroom, first floor bathroom as well as gas central heating and double glazing.

Location

The property is located in a residential area convenient for local schooling, town centre, doctors and supermarkets. Helston has a wide range of high street stores and niche retail outlets whilst a number of bars and restaurants cater for every taste. The boating lake at Coronation Park provides a relaxing source of entertainment while beautiful woodland walks can be enjoyed around the picturesque Penrose Estate to Loe Bar and then on to nearby Porthleven with its stunning harbour.

Helston is also the gateway to the Lizard peninsula with its beautiful rugged coastline, sandy beaches and pretty creeks of the Helford Passage. A regular bus service connects to neighbouring areas including the town of Redruth where there is a Railway Station with a line to the cathedral City of Truro with its connecting main line service to London Paddington.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Radiator. Under stairs storage cupboard with plumbing and space for washing machine.

CLOAKROOM

Double glazed uPVC opaque window. Radiator. Low flush WC, wash hand basin, extractor.

OPEN PLAN LIVING ROOM 22' 7" x 18' 1" (6.88m x 5.51m) L-shaped, maximum overall measurements

LOUNGE AREA

DINING AREA

Double glazed uPVC windows to the front and French doors opening on to the rear garden. Radiator.

KITCHEN

Double glazed uPVC window. Range of wall and matching base units with work tops over incorporating oven, gas hob with extractor over, stainless steel one and a half bowl sink unit, integrated dishwasher, additional appliance space. Door from hallway to:-

FIRST FLOOR LANDING

With radiator and access to loft space.

BEDROOM ONE 9' 11" x 9' 9" (3.02m x 2.97m)

Double glazed uPVC window. Built-in wardrobe with hanging and storage space. Radiator.

BEDROOM TWO 10' 5" x 9' 10" (3.17m x 2.99m) maximum measurements, irregular shape

Double glazed uPVC window. Radiator. Built-in double wardrobe with hanging and storage space and wall mounted gas boiler for heating and hot water.

BEDROOM THREE 8' 1" x 7' 3" (2.46m x 2.21m)

Double glazed uPVC window and radiator.

BATHROOM

Double glazed uPVC opaque window. Low flush WC, wash hand basin, bath with 'Mira' shower fitment and fitted glass shower screen. Part tiled walls and extractor.

OUTSIDE

A block paved driveway provides side by side parking for two vehicles and pathway leads to the front door and gated side access to the rear garden which is enclosed and enjoys a good degree of privacy with patio and further gravelled garden with ornamental planted shrubs.

SERVICES

Services connected are mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTE

We confirm the Council Tax band for the property is band 'C'.

DIRECTIONS

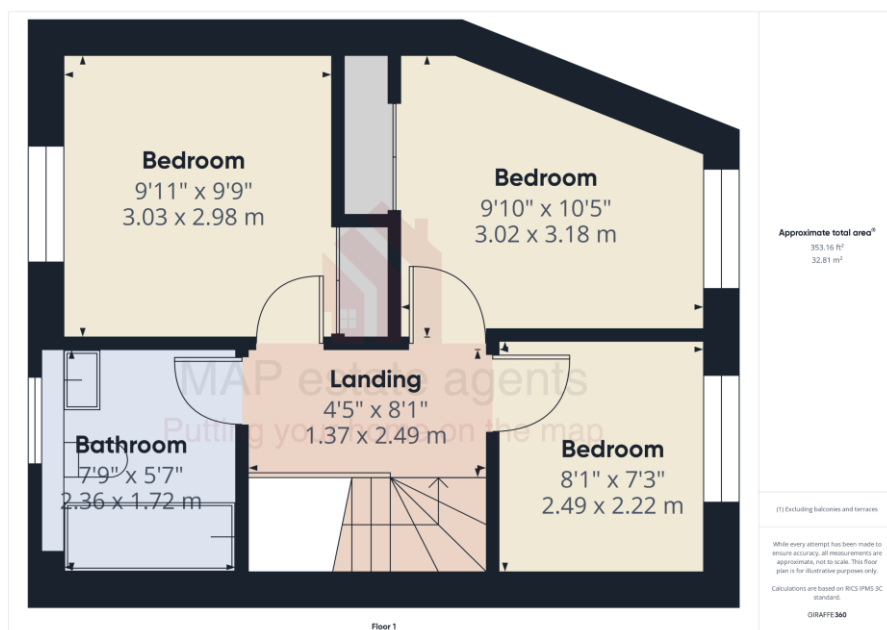
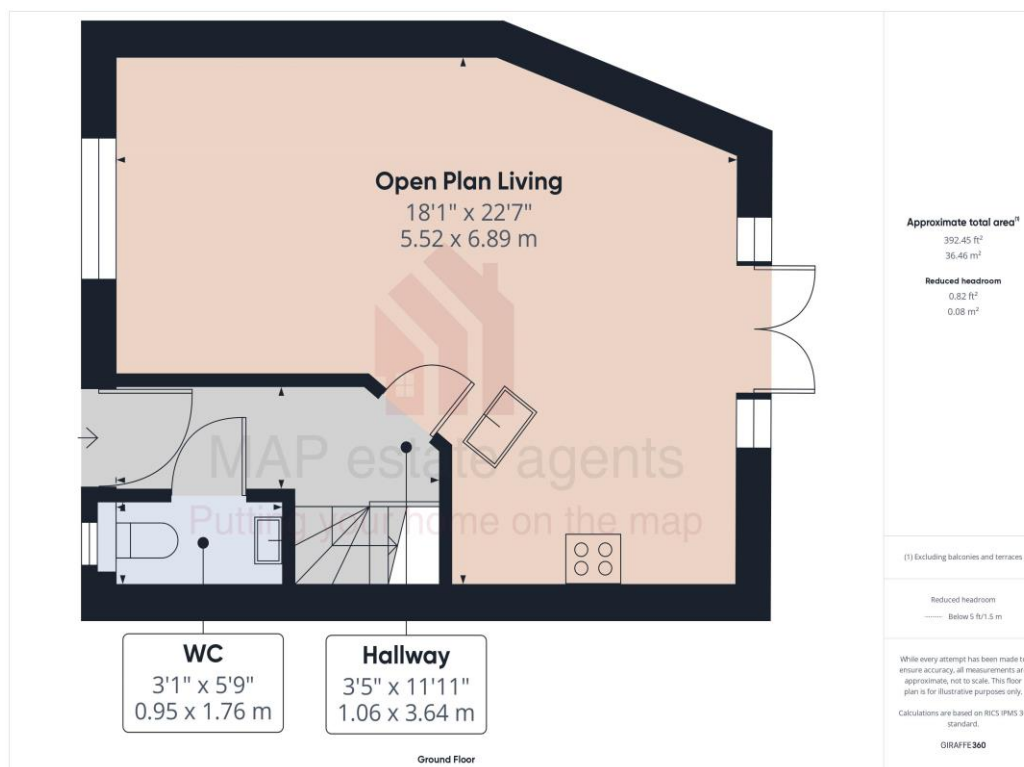
From the traffic lights near Tesco proceed down Trengrouse Way to the bottom and bear round to the left. Just past the car dealership take the right hand turn and then right again at the bottom. Continue to the T junction and take another right and then immediate left into Grange Road and the property will be found a little way down on the left hand side. Park on the drive. Using What3Words: fees.rotate.directive





MAP's top reasons to view this home

- Modern semi-detached home
- Three bedrooms
- Convenient for local schools and town centre
- Open plan living space
- Driveway parking for two cars
- Bathroom and ground floor cloakroom
- Private enclosed rear garden
- Gas central heating
- uPVC double glazing
- Chain free property



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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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