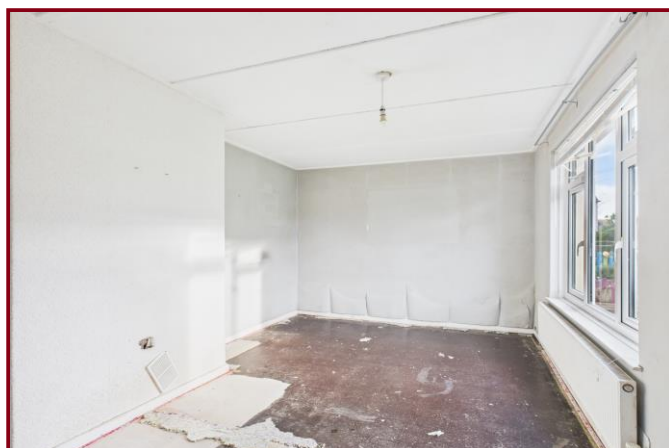




MAP estate agents
Putting your home on the map

**Queensway,
Hayle**

**£230,000
Freehold**





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Property Introduction

NO CHAIN SALE.

This most spacious family home offers well proportioned accommodation arranged over two floors. At ground floor level there are two spacious reception rooms and fitted kitchen with four bedrooms and the family bathroom located upstairs.

There are generous gardens to both the front and rear and the house is double glazed and warmed via gas central heating to radiators. Lovely views are gained from first floor level to the rear taking in Copperhouse Pool and Phillack church.

VIEWING THOROUGHLY RECOMMENDED.

Location

The property is situated behind the centre of Hayle which is a popular town boasting three miles of golden sands and impressive sand dunes. Copperhouse has a range of shops, restaurants, cafes and a convenience store, there is easy access to the A30 trunk road which lies approximately half a mile away and there are primary and secondary schools nearby along with a wide range of independent shops and supermarkets.

St Ives lies approximately four miles distant and is a popular seaside resort with an impressive harbour and is home to The Tate Gallery.

ACCOMMODATION COMPRISES

Double glazed panel front door to:-

ENTRANCE HALL

Stairs rising to first floor. Radiator. Laminate flooring. Doors to:-

LIVING ROOM 15' 5" x 8' 4" (4.70m x 2.54m) plus recesses

Double glazed window to rear. Radiator. TV point.

DINING ROOM 15' 5" x 10' 5" (4.70m x 3.17m) plus recess

Double glazed window to rear. Radiator. Door to:-

KITCHEN 7' 9" x 7' 2" (2.36m x 2.18m) maximum measurements

Fitted with a light wood effect matching range of wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit. Space and plumbing for washing machine. Space and point for cooker. Wall mounted consumer unit. Double glazed panel door to rear.

From entrance hall, stairs rising to:-

FIRST FLOOR LANDING

Access hatch to loft storage space. Smoke alarm. Doors to:-

BEDROOM ONE 14' 1" x 9' 1" (4.29m x 2.77m) plus door recess

Two double glazed windows to front. Radiator.

BEDROOM TWO 11' 3" x 7' 10" (3.43m x 2.39m) plus door recess

Double glazed window to rear gaining views over Copperhouse Pool and Phillack Church. Radiator.

BEDROOM THREE 8' 9" x 7' 10" (2.66m x 2.39m) plus door recess

Two double glazed windows to front. Built-in cupboard. Radiator. Exposed floorboards.

BEDROOM FOUR 10' 2" x 6' 3" (3.10m x 1.90m)

Double glazed window to rear. Radiator.

SHOWER ROOM

Fitted with a walk-in glazed screen shower enclosure housing an electric shower unit, pedestal wash handbasin and WC. Radiator. Obscure double glazed window to rear.

OUTSIDE

To the front of the property there is a lawned garden enclosed by picket fencing. The rear garden is accessed via steps down from the kitchen and is most generous and enclosed by mature hedging and fencing. At the top of the garden there is a block built store and gardeners loo.

SERVICES

The property benefits from mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTES

Please be advised that the Council Tax Band for this property is band 'B'.

Please note, there is a service charge of £1.62 per week.

DIRECTIONS

From Bodriggy Health Centre proceed westerly along Queensway passing the turning left to Ellis Way and the property will be seen on the right hand side. If using What3Words :- Drags.Insurers.Sampled.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(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

- Spacious family home
- Two reception rooms
- Four bedrooms
- Gas central heating and double glazing
- Gardens to front and rear
- Views towards Copperhouse Pool and Phillack Church
- Close to local schools and amenities
- No chain sale

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