



90 Manor Way, Helston, TR13 8LZ

£225,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

90 Manor Way

- TWO BEDROOM
- MID TERRACED HOME
- CONTEMPORARY LIVING SPACE
- WELL MAINTAINED GARDEN
- GARAGE
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- POPULAR RESIDENTIAL AREA
- FREEHOLD
- COUNCIL TAX B
- EPC C-79

An immaculate and tastefully presented two bedroom mid terraced home situated within a popular residential area of Helston.

Nicely positioned overlooking the front garden and 'green' area beyond, the property is crisply decorated throughout and offers contemporary living space that would seem likely to appeal to first time buyers and purchasers alike.

The open plan lounge is light and inviting and leads, in turn, to a modern fitted kitchen and dining room which provides access to the well maintained garden and patio to the rear.

Upstairs are two bedrooms, both with built in storage provision and a contemporary fitted shower room. The property has the benefit of a garage, located just moments from the rear gate and pathway.

The accommodation in brief comprises an entrance porch, lounge, kitchen / dining room, two bedrooms and a shower room. The property benefits from double glazing and gas fired central heating.

Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool

THE ACCOMMODATION COMPRISES (Measurements approx)

STEP UP TO PART GLAZED UPVC DOOR TO ENTRANCE PORCH







ENTRANCE PORCH

With coat hanging rail, cupboard housing electric consumer unit, floor to ceiling window, tiling to the floor and a patterned glass door to the lounge.

LOUNGE 14'1" x 13'9" (including staircase) (4.29m x 4.19m (including staircase))

A lovely welcoming open plan room with a window looking out over the front garden and the 'green' beyond. There is wood effect flooring, contemporary understairs shelving, a spotlighting arrangement, an opening to the staircase to the first floor and a patterned part glazed door to the kitchen/dining room.

KITCHEN/DINING ROOM 13'9" x 8'5" (4.19m x 2.57m)

Nicely presented with wood effect luxury vinyl flooring and an obscure glazed door with matching side panel to the rear garden.

The kitchen area is well appointed and comprises working top surfaces incorporating a one and a half bowl stainless steel sink, side drainer and Swan's neck mixer tap over and a Hotpoint electric induction hob with chimney style hood over. There is an integrated cooker, whilst spaces are provided for a washing machine and, potentially, a dishwasher. There are a useful range of base cupboards and drawers with matching wall units. Space is provided for a freestanding fridge freezer whilst there is a cupboard housing a recently installed Worcester gas fired boiler, partially tiled walls and a window with a pleasant outlook to the rear garden.

A STAIRCASE RISES TO THE FIRST FLOOR

FIRST FLOOR

LANDING

With loft hatch to roof space, airing cupboard with pine slatted shelving and doors off to the shower room and both bedrooms.

BEDROOM ONE 10'8" x 10'6" (3.25m x 3.20m)

Comfortable double bedroom with large window providing elevated outlook over garden and 'green' to the front aspect. There is a useful walk-in wardrobe with hanging rails and pine shelving.

BEDROOM TWO 9'5" x 7'5" (2.87m x 2.26m)

With built-in wardrobe with hanging rail and shelving and a window to the rear aspect.

SHOWER ROOM

Nicely appointed with contemporary suite comprising a low-level w.c, pedestal wash hand basin with mixer tap over and a generous walk in shower cubicle with easy clean surfaces and housing a thermostatic shower. The room is complimented by recessed spotlighting, an extractor, tiled flooring and partial tiling to the walls. There is a display shelf and an obscure glazed window to the rear aspect.

OUTSIDE

The front garden is laid largely to lawn and has a pleasant outlook over the 'green' and beyond. A pathway leads up to the entrance porch.

The rear garden is well tended and neatly enclosed with a lawned area with borders housing mature plants and shrubs. There is a patio area which enjoys a sunny outlook and would seem a pleasant place in which to sit and relax. A pathway leads to the rear gate which, in turn, opens into the rear access path leading to the block of garages nearby.

GARAGE 16'9" x 8'9" (5.11m x 2.67m)

With up and over door.

SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX B

Council Tax Band B

DIRECTIONS

From our office proceed up Wendron Street and into Godolphin Road. At the Turnpike roundabouts turn left sign posted Redruth. Proceed up this road taking the second turning on the right which is marked Gwealdudes. Proceed down this road until you reach the green where you will turn left. Proceed along this road passing another green on your right hand side bear right and take the next left. Go around the bend and continue to follow the road down until reaching a T-Junction. Turn right here and continue along a short distance and you will see the property on your right hand side identified by our For Sale board.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of these details.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

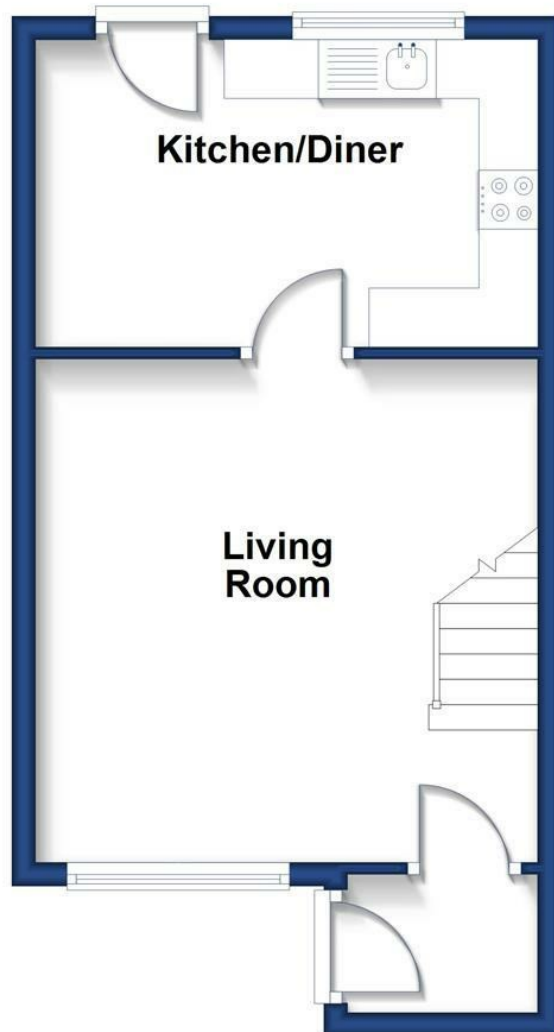
17th September 2025.





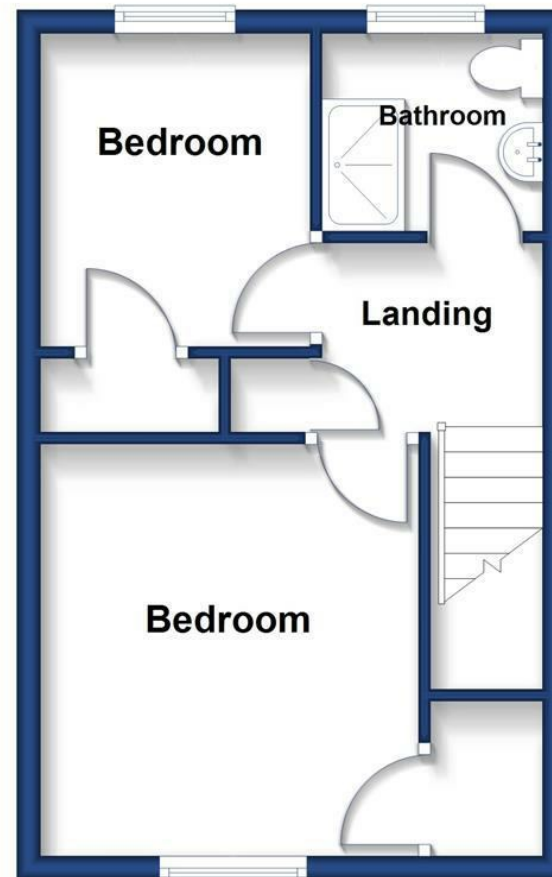
Ground Floor

Approx. 31.9 sq. metres (343.1 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.9 sq. feet)



Total area: approx. 61.7 sq. metres (664.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(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	

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