

Ellis Way

Hayle

TR27 4NY

Offers In The Region Of
£250,000

- BEAUTIFULLY PRESENTED HOUSE
- END OF TERRACE
- SPACIOUS ACCOMMODATION
- 3 BEDROOMS
- GROUND FLOOR W.C AND FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING
- ENCLOSED GARDENS TO THE FRONT AND REAR



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 828.82 sq ft



ENTRANCE PORCH

Door into the front room, wall mounted gas combination boiler.

LOUNGE

17'10 x 14'3 (5.44m x 4.34m)

UPVC double glazed floor to ceiling window to the front, television point, radiator, stairs rising to the first floor with useful understairs storage space, access into kitchen.

KITCHEN DINER

17'10 x 9'4 (5.44m x 2.84m)

A spacious room comprising a one and a half stainless steel sink unit with adjoining work surfaces incorporating a 4 ring electric hob with oven below and extractor over, extensive range of base and eye level units with integral fridge freezer, recess and plumbing for washing machine and tumble dryer, two very large storage cupboards, space for dining table, radiator, access to rear porch and cloakroom.

REAR PORCH

Door leading to the rear garden, door to cloakroom.

CLOAKROOM

Low level w.c with concealed cistern, wash hand basin with cupboards under, tiled flooring, UPVC double glazed window to the rear.

FIRST FLOOR LANDING

Built in cupboard, access to loft space.

BEDROOM 1

13'5 x 10'9 (4.09m x 3.28m)

UPVC double glazed window to the front, radiator.

BEDROOM 2

10'9 x 9'4 (3.28m x 2.84m)

UPVC double glazed window to the rear with open views towards North Quay and sea glimpses, radiator.

BEDROOM 3

8'10 x 6'8 (2.69m x 2.03m)

UPVC double glazed window to the front, radiator.

BATHROOM

9'5 x 5'3 (2.87m x 1.60m)

A modern suite comprising a panelled bath with shower over, low level w.c, wash hand basin, heated towel rail, complementary wall tiling, two UPVC double glazed windows to the rear.

FRONT GARDEN

The front garden is lawned and very well enclosed by fencing and a private gate to the side.

REAR GARDEN

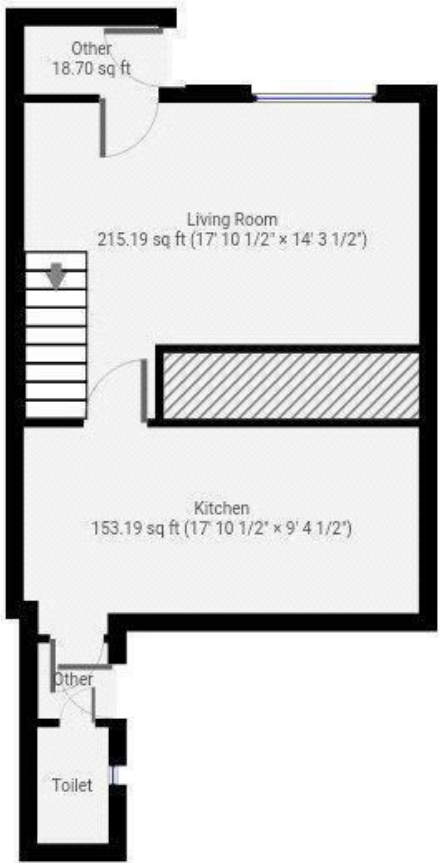
The rear garden has been landscaped with ease of maintenance in mind and has a good size stone chipped and patio area with a useful timber shed. There is also a gate to the rear leading to the residents parking.

PARKING

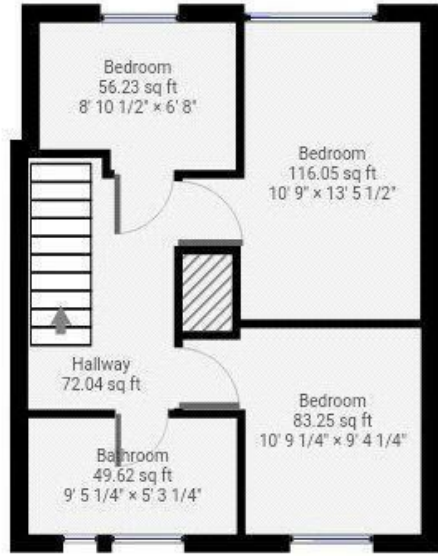
Although there is no allocated parking, there are ample residents spaces next to the property.



Ground Floor



First Floor



Directions To Property

From the Hayle office head along Fore Street and turn left into Sea Lane followed by right into Queensway. Proceed along for a short distance and turn left into Ellis Way where the property will be found on the left.

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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

