

1 Greenbank Crescent, Porth, Newquay, Cornwall TR7 3JX



COASTAL LOCATION | NO ONWARD CHAIN | Extended 5 bedroom semi detached property with sea views, private parking and enclosed rear gardens on sought after road in Porth.

- 5 bedrooms (3 ground floor, 2 first floor)
- Enclosed lawned rear garden
- No onward chain
- Bathroom and separate shower room
- Parking for 2-3 cars
- Short walk to Porth beach
- Elevated sea glimpses over Porth island & the beach
- Sought after residential location

Reduced To £460,000 Freehold

Located on Greenbank Crescent just a short stroll to Porth beach, this property has been extended on the ground floor with a first floor loft conversion to include 5 bedrooms and 2 bathrooms in total.

This property would make a lovely family home in a sought after location close to the beach, shops and schools.

ENTRANCE HALLWAY

9'3 x 2'10 (2.82m x 0.86m)

Staircase ascending to the first floor.

LIVING ROOM

16'3 x 10'6 (4.95m x 3.20m)

Front aspect lounge enjoying distant sea views over Porth.

KITCHEN

11'9 x 9'9 (3.58m x 2.97m)

Rear aspect window overlooking the rear garden. Modern oak effect kitchen units under a black marble effect roll edge laminate worktop. Integrated oven with four point gas hob over. Recess and plumbing for washing machine and dishwasher.

DINING ROOM

11' x 10'8 (3.35m x 3.25m)

Rear aspect double opening doors leading to the rear garden.

GROUND FLOOR BEDROOM

11'3 x 10'1 (3.43m x 3.07m)

Front aspect window.

BATHROOM

7'4 x 4'10 (2.24m x 1.47m)

INNER HALLWAY

9'3 x 2'10 (2.82m x 0.86m)

SHOWER ROOM

5'7 x 4'9 (1.70m x 1.45m)

GROUND FLOOR BEDROOM 2

11'4 x 9'9 (3.45m x 2.97m)

Front aspect window.

GROUND FLOOR BEDROOM 3

8'11 x 8'2 (2.72m x 2.49m)

Rear aspect window.

LOFT BEDROOM 1

11'10 x 12'6 (3.61m x 3.81m)

Velux window. Leading to:

LOFT BEDROOM 2

12'5 x 9'11 (3.78m x 3.02m)

Velux window.

OUTSIDE FRONT

Tarmac driveway providing parking for 2-3 cars. Gravelled seating area with views towards the sea and Porth Island. Pedestrian side access to the:

REAR GARDEN

Decked seating area immediately off the dining room. Enclosed garden laid to lawn with fenced surround and pedestrian path leading to the shed.

TENURE

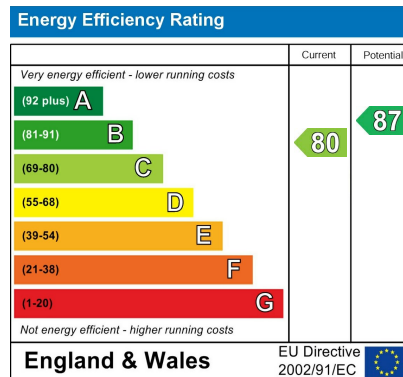
Freehold

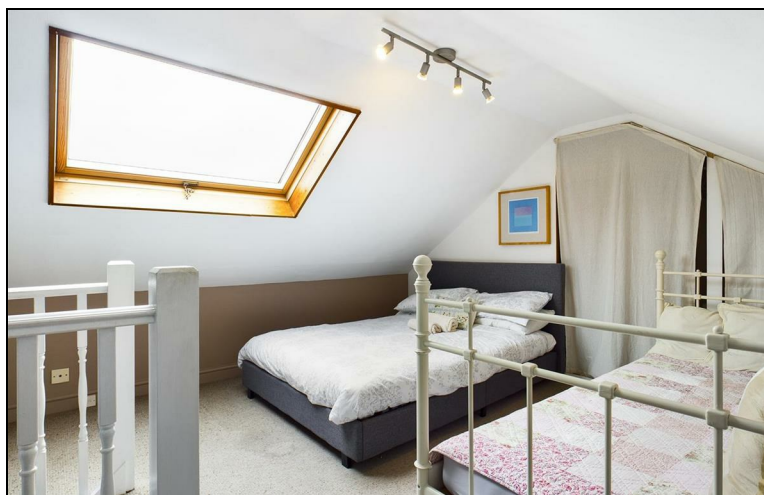
SERVICES

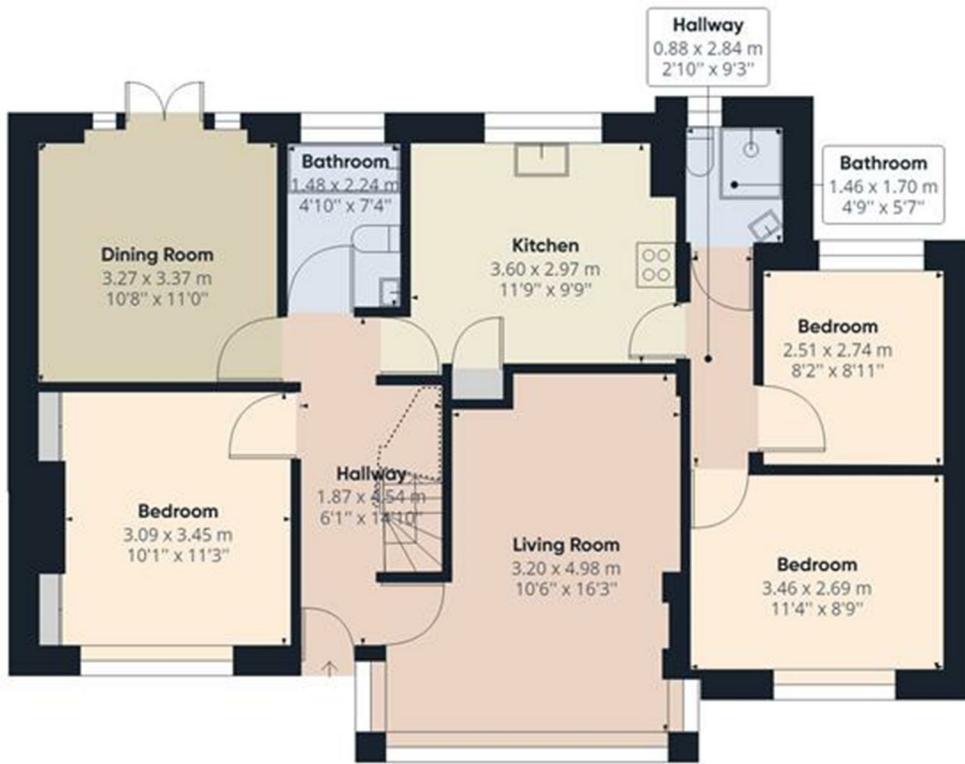
All mains

COUNCIL TAX

Band D







Ground Floor



First Floor

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk