

69 Grange Road  
Helston, TR13 8SL







# 69 Grange Road Helston, TR13 8SL

**CALLING ALL CASH BUYERS!!!** This spacious three bedroom semi-detached property set on a generous plot is located close to the town and local amenities and offers an exciting opportunity. Whilst in need of some updating works, it offers a large plot with useful outbuildings and offers huge scope and potential for transformation. Due to it's 'Cornish Unit' construction we encourage cash buyers as best suited to purchase. Enter and find yourself in a spacious hallway with stairs rising to the first floor and doors to both the lounge and kitchen. The lounge/dining room is a large dual aspect room running the full length of the property with an inset log burner in the lounge area. A door leads from the dining area, which overlooks the rear garden into the kitchen. The kitchen is in need of updating and offers access to the adjoining outbuildings featuring a storage room and another larger room which has been used as a workshop and with some updating works could make a great home office or studio. The first floor features two generous double bedrooms both with built in storage as well as a single bedroom and the family bathroom. The real highlight of this property is the garden, exceptionally spacious it has clearly been lovingly planted in the past and boasts many mature colourful shrubs. There are three main areas of garden, to the front with a path leading to the property, a smaller area of rear garden used as a drying area and the main gardens to the rear which are exceptionally generous and wonderfully suited to keen gardeners or families looking for lots of space.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

**Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price £150,000**

**Location**

This property enjoys a convenient position close to the town centre and amenities such as the boating lake and Penrose Walks. Helston is a historic market town, regarded as the gateway to The Lizard Peninsular, famous for the ancient Furry Dance and offering a good range of day to day facilities including shops, major supermarkets and a choice of primary schools as well as Helston Community College. Just a few minutes by car from Porthleven with its traditional working harbour, sandy beach and cosmopolitan range of bars and restaurants. The Lizard Peninsular offers some truly stunning coastline including the beautiful Kynance Cove.

**Accommodation**

- Hallway
- Lounge Dining Room
- Kitchen
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

**Outside**

The gardens are a huge feature of the property – to the front mainly laid to lawn with established borders boasting a wonderful variety of mature shrubs with a path leading to the front door. The main gardens lie to the rear of the property and are split into two areas, one smaller area completely private and used as a drying area and the main garden area which is hugely spacious and mainly laid to lawn with a variety of established shrubs and trees offering endless potential for keen gardeners.

**Outbuildings**

Adjoining the property are the useful outbuildings which can be accessed from both the front and rear gardens, there is a former coal store room as well as a larger workshop with power and light as well as natural light which offers potential to make a great home office or studio.

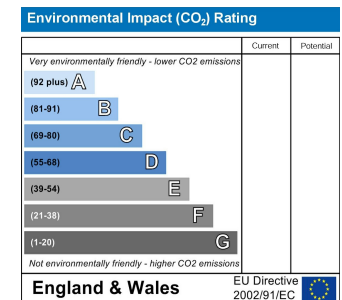
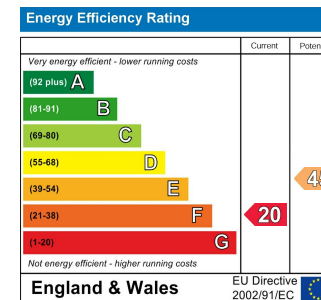
**Agents Note**

Due to the property being of Cornish Unit Construction we understand it is suitable for Cash Buyers. The property is being sold to close an estate and the executors have no personal knowledge of the property - buyers must rely on their own enquiries.

**Services**

Mains Water, Electricity and Drainage.





**Council Tax Band A**

**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

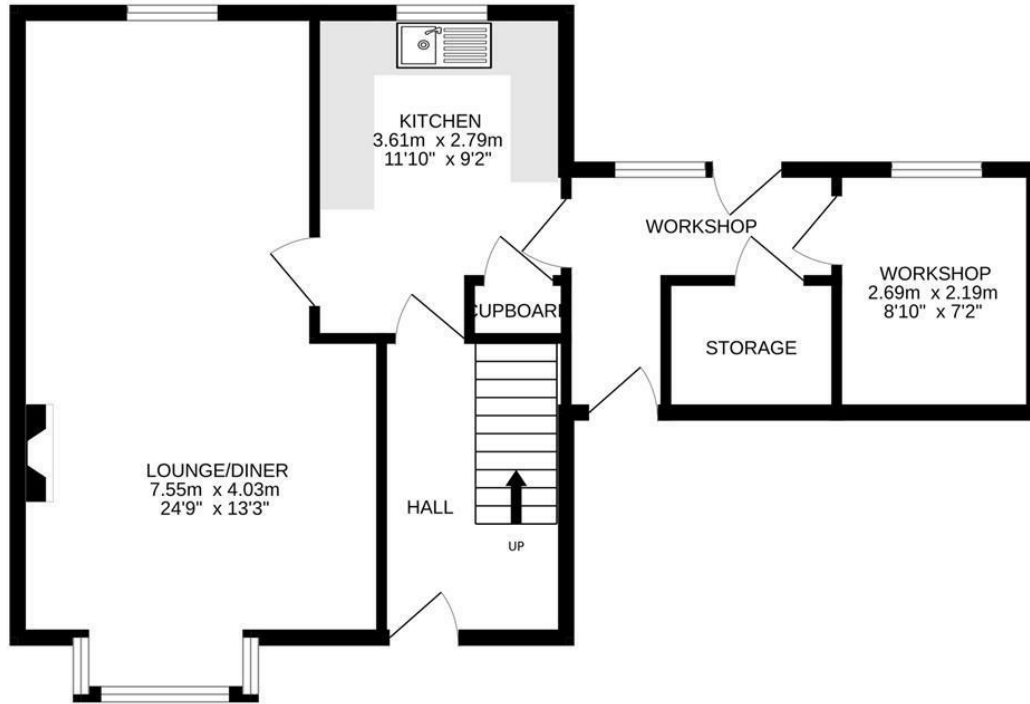
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

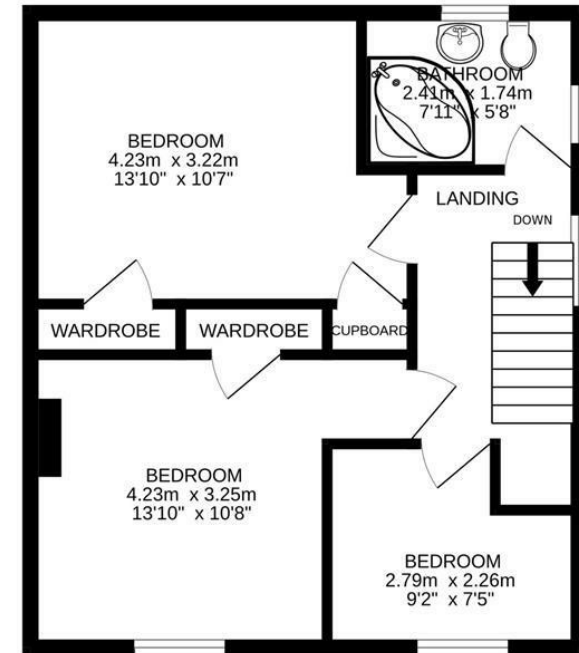
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2024

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

