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Sales & Lettings



56 Southgate Street

Redruth, TR15 2NB

£219,950



Situated in a popular location, this terraced house benefits from family sized accommodation and is offered for sale with no onward chain. The property has a lounge, separate dining room, kitchen, three bedrooms and a first floor bathroom. It is double glazed and this is complemented by gas fired heating. Externally there are well enclosed gardens with the bonus of a garage to the rear.



Offered for sale with no onward chain is this three bedroom terraced family home. Now in need of some updating we feel this gives someone the opportunity to put their own stamp on it. The property has good sized family accommodation with the ground floor having two reception rooms, both with gas fires. The kitchen has a range of base units and the bonus of a walk-in larder. To the first floor there are three bedrooms, two being double size with built-in storage. The bathroom has the benefit of a separate shower cubicle in addition to the bath and a good sized airing cupboard housing the hot water cylinder. The property has gas central heating and this is complemented by double glazing.

Outside there is an enclosed rear garden with a patio area and steps leading up to a lawned area with mature shrubs and there is a block built potting shed. A gate gives access to the rear lane where a garage is located. Please note the neighbour has pedestrian right of way through a side door past the rear of the kitchen to access the side passage. To the front there is a small enclosed patio area.

The property is located on the outskirts of Redruth town with a bus stop nearby giving links to Falmouth and being only short distance from the Redruth town centre. Redruth has a main line railway station to London and offers local amenities including cafes, shops, a cinema and schools.

UPVC obscure glazed door leading to:

HALLWAY

Wall mounted gas heater. Stairs to the first floor with a large understairs storage cupboard. Radiator. Doors leading to:

LOUNGE

10'9" x 12'8" (3.30m x 3.88m)
Focal point gas fire with wooden surround and tiled hearth. Double glazed window. Radiator.

DINING ROOM

13'11" x 11'3" (4.26m x 3.43m)
Focal point gas fire with surround and alcoves either side having storage shelves. Double glazed window to the kitchen. Radiator. Obscure glazed panelled door leading to:

KITCHEN

A galley style kitchen with a range of base units, one eye level unit and a walk-in larder. Space and plumbing for white goods. Stainless steel sink and drainer. Tiled splash backs. Cupboard housing the gas boiler. Double glazed window. Obscure glazed door leading to the rear garden.

FIRST FLOOR

LANDING

Loft access. Doors leading to:

BEDROOM 1

7'11" x 13'11" (2.42m x 4.25m)
Built-in wardrobes and overhead storage. Double glazed window. Radiator.

BEDROOM 2

6'9" x 12'2" (2.06m x 3.71m)
Built-in wardrobes and overhead storage. Double glazed window. Radiator.

BEDROOM 3

7'3" x 10'2" (2.23m x 3.10m)
Double glazed window. Radiator.

BATHROOM

9'1" x 6'6", 137'9" (2.79m x 2.42m)
Having a panelled bath in addition to a separate shower cubicle with an electric shower over. Pedestal wash hand basin with a wall mounted mirrored medicine cabinet above. Low level WC. Wall mounted electric heater. Airing cupboard housing the hot water cylinder with shelves. Part tiled walls. Obscure double glazed window.

OUTSIDE

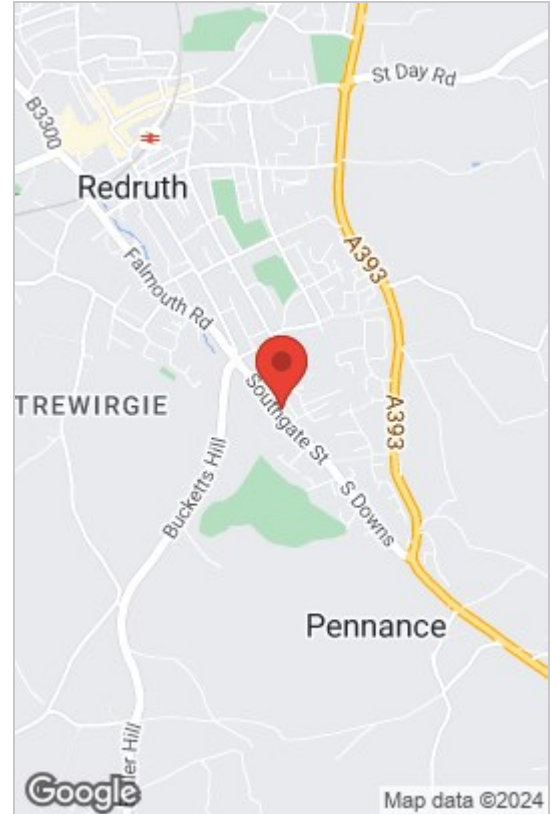
To the rear there is an enclosed garden with a patio area leading out from the kitchen with steps up to a garden area mainly laid to lawn with a raised beds containing mature shrubs and hedging borders. There is also a useful block built potting shed. A gate at the rear leads to a GARAGE 3.80m x 2.80m (12'5 x 9'2) with a further grassed area. To the front there is a small enclosed patio garden with some chippings and potted plants.

Please note the neighbour has pedestrian right of way through a side door past the rear of the kitchen to access the side passage.

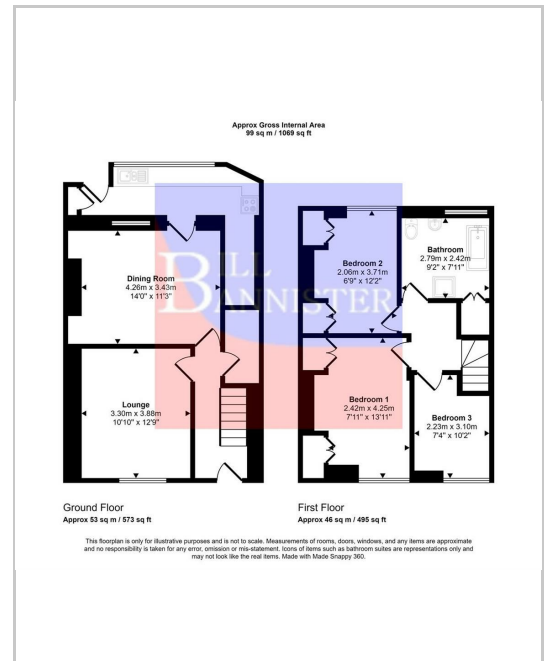
DIRECTIONS

From our office in Redruth proceed along Penryn Street and Falmouth Road all the way up to the five crossroads and traffic lights. Proceed straight over into Southgate Street and number 56 will be found on the left hand side identified by a For Sale board.

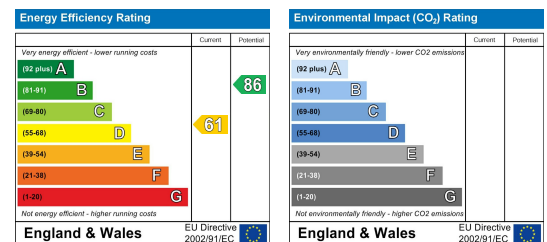
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.