

66 West End · Redruth · Cornwall · TR15 2SQ

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BILL BANNISTER

Sales & Lettings



2 South Park Redruth, TR15 3AW

Guide price £249,950



Offered for sale with no onward chain, this semi detached house benefits from family sized accommodation and requires some updating. There are three bedrooms plus a first floor shower room, a lounge, kitchen/diner and the bonus of a useful utility area. The property is double glazed and this is complemented by gas fired heating. Externally there are gardens to both front and rear, a garage and driveway parking.



Situated in a popular residential area with excellent access to local amenities and within walking distance of Redruth town centre, we are pleased to bring to the market this three bedroom semi detached property. It benefits from a garage, a good sized rear garden and is offered with no onward chain. Although in need of some cosmetic updating, internally there is good sized accommodation to include a lounge, kitchen/diner and utility area with access to the rear. To the first floor there are three bedrooms and a shower room. The property is fully double glazed and this is complemented by gas central heating via a back boiler system. Externally there is a driveway with parkign for two/three vehicles, a fenced rear garden which is low maintenance and consists of a patio area and a further raised patio area. To the front there is a lawned garden with steps leading to the front door.

Upvc half obscure glazed door to:

PORCH

Window to the front, radiator and fuse box. Door with glazed side panel to:

LOUNGE

17'8" x 9'7" (5.41m x 2.94m)

Bay window with a deep sill overlooking the front garden. Radiator and a tiled fireplace with a wooden mantel and a gas fire with a back boiler. Recesses to both sides. Open tread stairs to the first floor with a fitted Stanna stairlift. Door to:

OPEN PLAN KITCHEN/DINER/UTILITY

17'8" x 8'7" (5.4m x 2.64m)

KITCHEN AREA

With a range of eye level and base units, breakfast bar and cupboards beneath. Rolled edge work surfaces, electric hob with extractor above. Stainless steel sink and drainer with cupboards below. There is further space for white goods which is currently being used as a utility area. Recessed lighting, window overlooking the rear garden and half obscure glazed upvc door giving access to the rear garden.

DINING AREA

Radiator and French doors leading to the rear patio area.

FIRST FLOOR

LANDING

Loft access, built-in airing cupboard with an independent immersion heater and shelving. Doors lead to;

BEDROOM 1

10'9" x 11'10" (3.28m x 3.62m)

A range of built-in wardrobes with side cabinets and overhead units. Matching dressing table and drawers with overhead units. Window overlooking the rear garden and a radiator.

BEDROOM 2

9'2" x 9'6" (2.81m x 2.91m)

Window overlooking the front garden and a radiator.

BEDROOM 3

8'2" x 6'6" (2.5m x 2m)

Window overlooking the front garden, radiator and a built-in cupboard with shelving.

SHOWER ROOM

6'7" x 5'6" (2.01m x 1.7m)

Corner shower cubicle with a wall mounted Mira shower and sliding curved doors. Built-in wc and wash hand basin with a vanity unit below and aqua-board surround. Obscure glazed window to the rear and a heated ladder towel rail.

OUTSIDE

To the front of the property the garden is mainly laid to lawn with a pathway and steps leading to the front door. There is a driveway and parking for two to three vehicles giving access to the GARAGE 2.40m x 5.60 (7'10 x 18'4) with an up and over door, power and a separate door leading to the rear garden. The rear garden is mainly gravelled with a patio area and a further raised patio area making it low maintenance. It is surrounded by fencing and as mentioned previously, a side gate leads to the driveway.

DIRECTIONS

From our office in Redruth proceed up West End, passing over the mini roundabout and take the next left into South Park. Number 2 will be found on the left hand side.

AGENTS NOTE

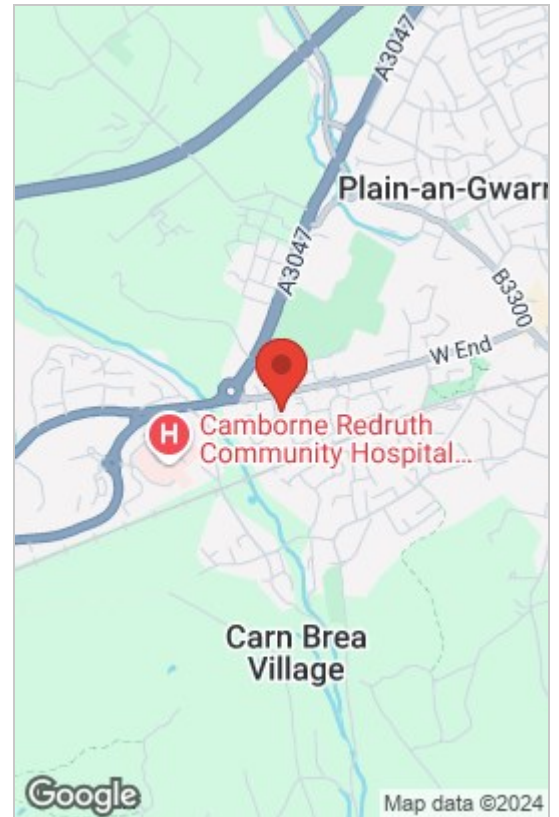
TENURE: Freehold.

COUNCIL TAX BAND: B.

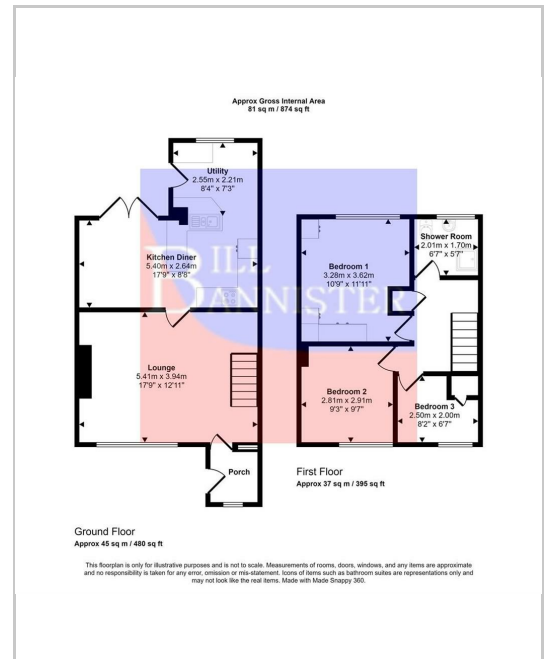
SERVICES

Mains drainage, mains water, mains electricity, mains gas heating.

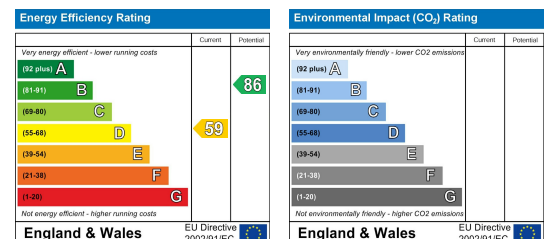
Area Map



Floor Plans



Energy Efficiency Graph



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