

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



88 Albany Road

Redruth, TR15 2HZ

£289,950



This beautifully presented double fronted cottage is situated in one of Redruth's most sought after tree lined roads and benefits from two bedrooms, an open plan lounge/diner, fitted kitchen, sun room and a first floor bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there are enclosed gardens to both front and rear plus the bonus of two outbuildings.



Situated in the popular tree lined Albany Road and being the only granite double fronted cottage on the street, we feel this property needs to be seen to be truly appreciated. The property in our opinion has been well looked after and provides an open plan lounge/diner, kitchen, sun room, two bedrooms and a bathroom. There is also the bonus of a block built store with space and plumbing for a washing machine and a workshop. Upon entering the property there is a useful porch which then leads to the open lounge/dining area with two double glazed windows and the lounge area has a focal point multi fuel burner with shelved recesses to either side. The kitchen provides a good range of storage units plus a larder style cupboard and a stable style door leads to the sun room which takes advantage of the morning sun (the vendor currently uses this as a craft room). To the first floor there are two bedrooms both benefiting from built-in wardrobes and the bathroom has a panelled bath with an electric Mira shower over. Both the front and rear gardens are well enclosed with the front being laid with chippings having some shrubs and the rear is set over three levels with two patio areas and a decking area well stocked with tropical plants. There is also the benefit of a block built store with space and plumbing for a washing machine plus a workshop which was formerly a garage having power connected with barn style doors leading to the rear lane which has vehicular access.

Located on the outskirts of Redruth town being within walking distance of two parks and the town centre which provides a range of local amenities and a main line railway to London plus bus services.

Wooden door with glass panel leading to:

PORCH

6'0" x 3'7" (1.84m x 1.10m)

With double glazed windows and a red door with patterned glass leading to:

LOUNGE/DINER

20'8" x 11'2" (6.32m x 3.42m)

An open plan room focusing on a multi fuel burner with a brick recess and a wooden mantel. Recesses to either side with storage shelves. Double glazed window and a radiator. Opening to the dining area with a decorative mantel having recesses to either side, one side having a built-in storage cupboard. Stairs lead to the first floor. Double glazed window and a radiator. Opening to:

KITCHEN

12'2" x 6'9" (3.71m x 2.06m)

Offering a range of eye level and base units with one being glass fronted and corner storage shelves plus a useful built-in larder style cupboard. Built-in electric hob and oven with a cooker hood over plus a stainless steel one and a half bowl sink and drainer with tiled splash backs. Double glazed window and a radiator. Stable door leading to:

SUN ROOM

10'9" x 6'8" (3.30m x 2.05m)

A bright room taking advantage of the morning sun with double glazed windows, a radiator and a door leading to the rear garden.

FIRST FLOOR

LANDING

Loft access which has been partially boarded and has a light. Doors leading to:

BEDROOM 1

11'3" x 12'0" (3.44m x 3.68m)

Benefiting from fitted double glass fronted wardrobes with a central dressing area. One side of the wardrobe houses the Worcester gas boiler. Double glazed window to the front elevation and a radiator.

BEDROOM 2

11'6" x 8'7" (3.53m x 2.64m)

With a mirror fronted built-in wardrobe plus a cupboard over the stairs which has a further hanging rail. Double glazed window to the front elevation and a radiator.

BATHROOM

11'11" x 7'4" (3.64m x 2.24m)

Having a panelled bath with an electric Mira shower over, a glass screen and a tiled splash back. Pedestal wash hand basin and a low level WC. Built-in shelved airing cupboard housing the hot water cylinder. Obscure double glazed window and a radiator.

OUTSIDE

To the front of the property is a small enclosed garden with a path leading to the front door having chippings to either side with some bedding borders and small trees. To the rear is a well enclosed garden and a patio area having a BLOCK BUILT STORE 0.8m x 2.10m (2'7 x 6'10) with space and plumbing for a washing machine. Steps then lead up to a decked area which is well stocked with tropical plants and steps then lead up to a further patio area with plants and a door leading to the WORKSHOP 2.80m x 2.50m (9'2 x 8'2) having power connected and barn style doors leading to the rear lane which has vehicular access.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left at the first set of lights into Station Hill. At the next set of lights turn right under the bridge into Bond Street and take the second left by St Andrews Church into Heanton Terrace. At the top turn right into Albany Road and number 88 will be found on the left hand side just after the turning to Park Road.

AGENTS NOTES

TENURE: Freehold.

COUNCIL TAX BAND: B.

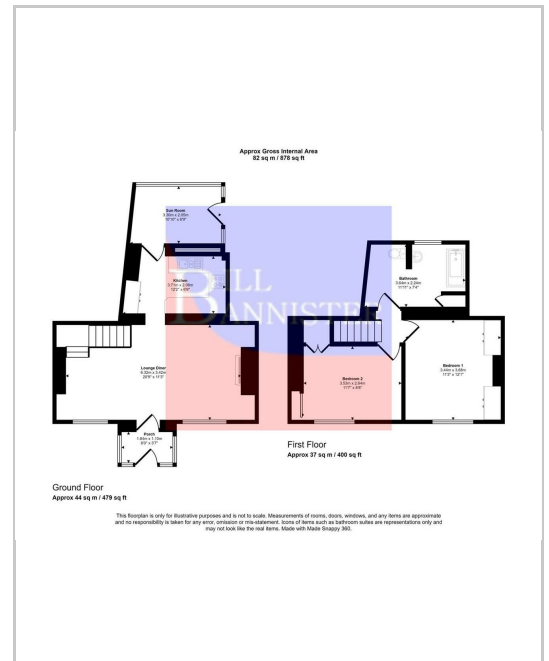
SERVICES

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

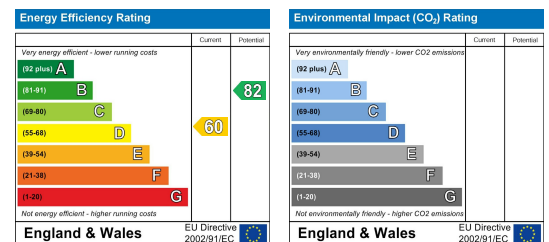
Area Map



Floor Plans



Energy Efficiency Graph



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