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Sales & Lettings



## Milnor Cottage Clifton Road

Park Bottom, Redruth, TR15 3UA

**Guide price £325,000**



Offered for sale with no onward chain and situated in a popular residential area, this semi detached cottage retains many character features and sits in beautiful well tended mature gardens. The property benefits from two double bedrooms both with fitted wardrobes, two reception rooms, a kitchen, bathroom and a good sized entrance porch. It is double glazed and has partial electric heating. Externally there is a garage and a gated driveway providing parking for several vehicles.



Milnor Cottage is a pretty semi detached home standing in very good sized gardens that have been well tended over the years. For sale with no onward chain, the property has two bedrooms both with fitted wardrobes, a generous entrance porch, two reception rooms, a kitchen and bathroom. In addition to the double glazing there is part central heating to the ground floor. Externally it really is a sight to behold where for many years the previous owners have lovingly tended the gardens and made it a picturesque piece of ground. There is also a garage, plenty of parking and a birdhouse. Situated in a very popular location, it gives access to bus services, shopping facilities and also the north coast.

#### ENTRANCE PORCH

8'0" x 7'10" (2.46m x 2.41m)

A spacious dual aspect room with a front door.

#### LOUNGE

8'8" x 12'3" (2.65m x 3.74m)

Delabole slate fireplace and hearth, open joist ceiling and a night store heater.

#### DINING ROOM

10'4" x 12'6" (3.17m x 3.82m)

Two alcoves with a half cupboard, a slate sill, an open joist ceiling, understairs cupboard and a night store heater.

#### KITCHEN

15'4" x 8'9" (4.69m x 2.67m)

Single drainer stainless steel sink unit plus a Santon electric water heater. Plenty of working surfaces with storage beneath, wall cupboards and space for white goods. This room has a pine ceiling and two windows. Open access to:

#### REAR PORCH

5'2" x 5'6" (1.58m x 1.68m)

With a window to the side and a door to the rear garden.

#### REAR LOBBY

Airing cupboard housing a hot water cylinder.

#### BATHROOM

5'5" x 5'9" (1.67m x 1.77m)

Panelled bath with a tiled surround and an electric shower. Pedestal basin and a low level wc. Wall tiling, pine ceiling and an electric towel rail.

#### FIRST FLOOR

##### BEDROOM 1

9'0" x 13'0" (2.76m x 3.97m)

Two double wardrobes with cupboards above and a built-in dressing table. Shelving.

##### BEDROOM 2

7'8" x 12'9" (2.34m x 3.90m)

With a double wardrobe.

#### OUTSIDE

As previously mentioned, the property has quite extensive grounds to the front, side and rear. There are lawns, patios, hidden garden areas and a profusion of borders that over the years have been well stocked. There are some specimen trees and a birdhouse. GARAGE with double doors and extra parking to the front. In our opinion the gardens are a most important feature of this property together with the fact that there is no onward chain.

#### DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Continue straight on through Higher Broad Lane and over the A30 into Broad Lane. Take the next turning left into Spar Lane and then left again into Clifton Road where the property will be found on the right hand side.

#### AGENTS NOTES

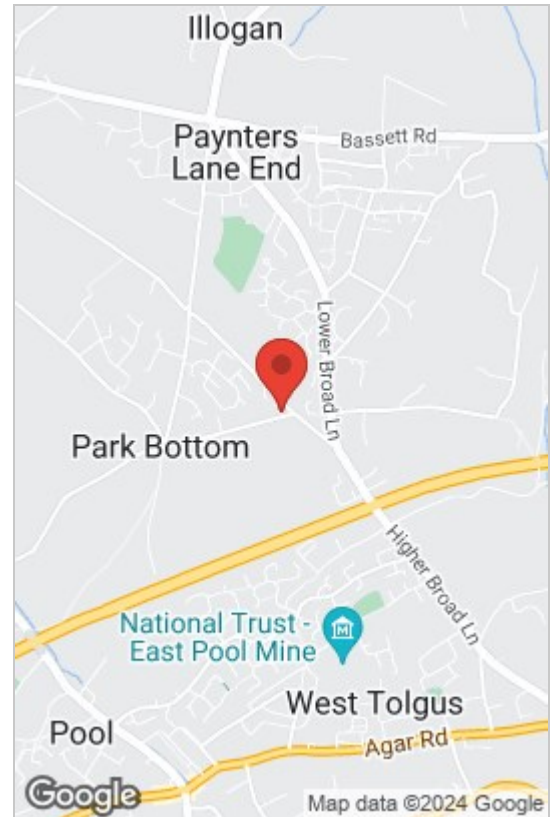
TENURE: Freehold.

COUNCIL TAX BAND: B.

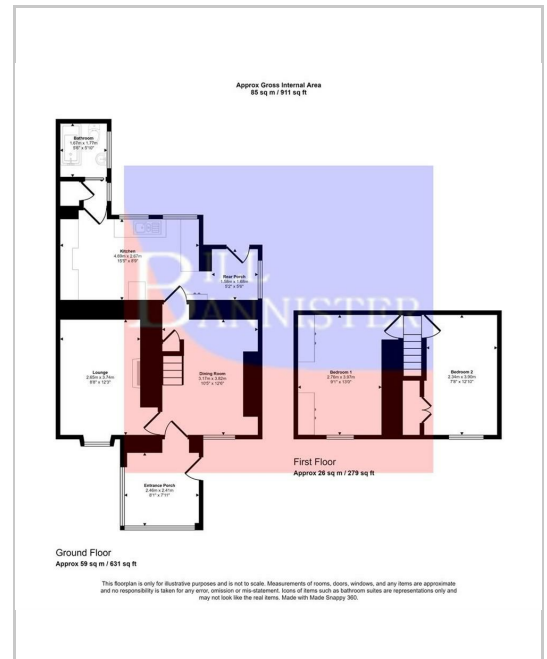
#### SERVICES

Private drainage (septic tank), mains water, mains electricity.

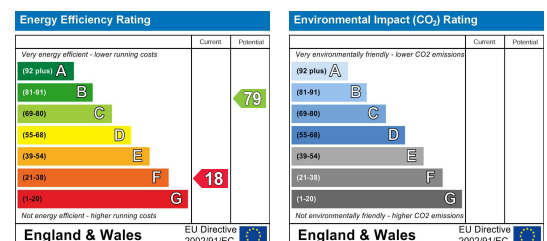
## Area Map



## Floor Plans



## Energy Efficiency Graph



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