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Sales & Lettings



## 77 Clinton Road

Redruth, TR15 2LT

**Guide price £279,950**



Offered for sale with no onward chain, this fine character terraced house benefits from substantial family sized living accommodation. It has three bedrooms, a lounge, separate dining room, kitchen/breakfast room with the bonus of a utility room and a large first floor family bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there are well stocked gardens to both front and rear with the benefit of a garage.





Situated in a very popular tree lined road close to Redruth town, we are pleased to bring to the market this substantial three bedroom terraced house which is being offered with no onward chain. Although in need of some remedial works, this property has many features including quality wooden doors with floorboards in some rooms and benefits from a bay window. There are two reception rooms, a fitted kitchen, utility room, three bedrooms and a larger than average bathroom with a separate wc. The property is double glazed and has gas central heating. To the front of the property there are well stocked mature bushes and to the rear there is a tiered garden with patio areas leading to a garage. This is a fine example of a traditional family house and an early inspection is recommended.

Door to:

#### ENTRANCE PORCH

5'6" x 5'6" (1.70m x 1.68m)

With mosaic tiles, fuse box, glazed door and side panels leading to:

#### HALLWAY

Radiator, stairs to the first floor, wooden floorboards and doors to:

#### LOUNGE

13'10" x 13'3" (4.24m x 4.04m)

With a lovely bay window, radiator, focal fireplace with slate hearth and a picture rail. Wooden flooring.

#### DINING ROOM

13'11" x 10'5" (4.26m x 3.18m)

Window to the rear and wooden floorboards. Focal fire with wooden mantel and slate hearth. Radiator.

#### KITCHEN/BREAKFAST ROOM

8'6" x 13'7" (2.60m x 4.16m)

Fitted with a range of eye level and base units, roll edge work surfaces and tiled splashbacks. Tiled floor, one and a half bowl stainless steel sink and drainer, radiator and two windows to the side elevation. Cooker and space for white goods. Glazed door leading to:

#### UTILITY ROOM

7'8" x 8'2" (2.35m x 2.51m)

Built-in Belfast sink, roll edge work surface with cupboards below. Tiled flooring and plumbing for white goods. Obscure glazed door to the rear garden and door to:

#### WC

Low level wc and a tiled floor.

#### FIRST FLOOR

#### HALF LANDING

With steps to:

#### BATHROOM

9'3" x 12'4" (2.83m x 3.77m)

Panelled bath with a tiled surround and built-in shelving. WC, pedestal wash hand basin, wall mounted mirrored medicine cabinet, towel rail and a Steeple fan. Built-in double shower with a wall mounted shower and jets plus a tiled surround. Loft access and a built-in cupboard housing a Glow Worm boiler. Radiator and obscure glazed window to the side elevation.

#### WC

Low level wc and obscure glazed window to the side elevation.

#### LANDING

Loft access, circulatory air fan and a radiator.

#### BEDROOM 1

13'11" x 10'7" (4.25m x 3.24m)

Radiator and a window to the rear.

#### BEDROOM 2

11'11" x 11'6" (3.64m x 3.53m)

Radiator and window overlooking the front garden and beyond.

#### BEDROOM 3

7'3" x 8'3" (2.21m x 2.53m)

Radiator and window overlooking the front garden and beyond.

#### OUTSIDE

To the front a gate and stepped pathway leads to the front door with a mixture of mature bushes and shrubs plus a lawned area. To the rear of the property there is a patio area and steps lead to a further paved patio area. Outside tap and steps lead to the garage. The garden itself is mainly laid to lawn with a mixture of mature bushes and shrubs. There is a larger than average GARAGE (5.4m x 5.9m) with an up and over door giving access to the rear lane.

#### DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left at the first set of traffic lights into Station Hill. At the next lights turn right under the bridge into Bond Street and continue straight on into Clinton Road. Number 77 will be found near the far end on the left hand side.

#### AGENTS NOTES

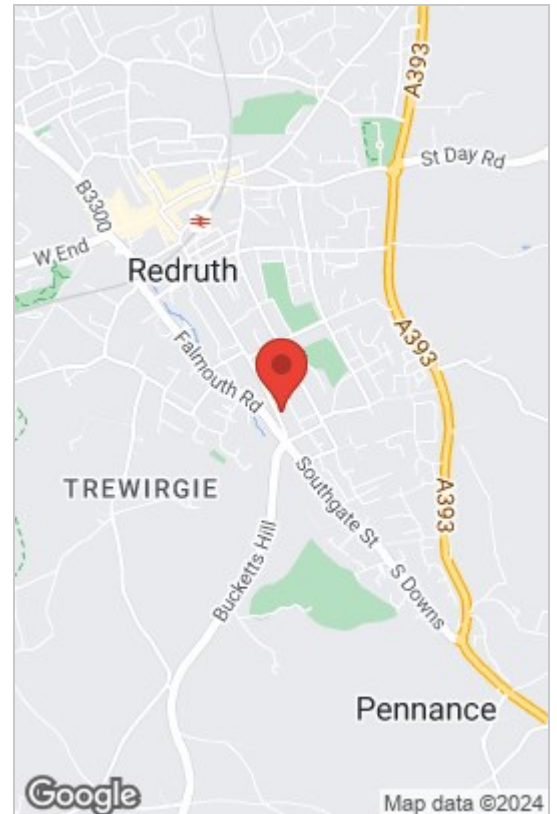
TENURE: Freehold

COUNCIL TAX BAND: C

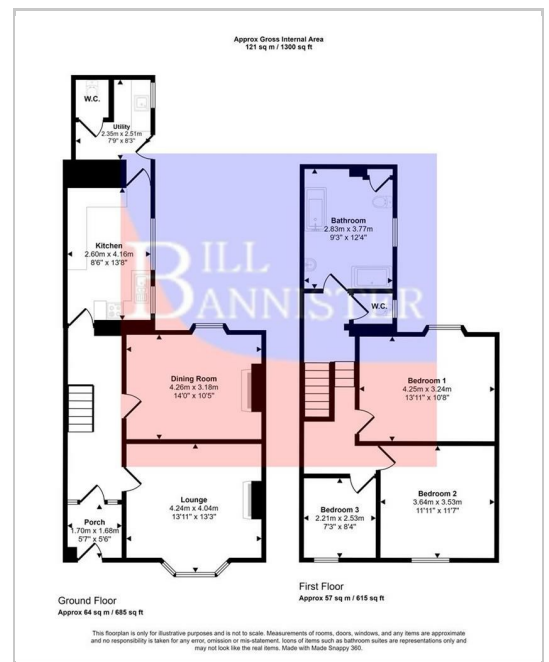
#### SERVICES

Mains drainage, mains electricity, mains water.

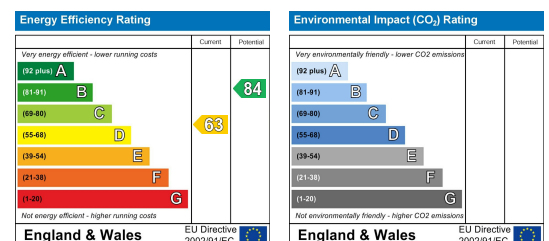
## Area Map



## 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.