

84 Manor Way, Helston, TR13 8LZ

£188,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

84 Manor Way

- TWO BEDROOM END-OF-TERRACE HOME
- POPULAR RESIDENTIAL AREA OF HELSTON
- OPEN-PLAN LOUNGE AND MODERN FITTED KITCHEN/DINER
- FRENCH DOORS LEADING TO REAR PATIO GARDEN
- TWO BEDROOMS WITH BUILT-IN WARDROBES
- GARAGE, INFORMAL RESIDENTS PARKING, DOUBLE GLAZING & GAS CENTRAL HEATING
- FREEHOLD
- COUNCIL TAX B
- EPC C74







Tucked away at the end of a terrace, is this two bedroom home situated within a popular residential area of Helston and conveniently located for local amenities and schooling.

Nicely positioned overlooking the front garden and the open 'green' area beyond, the property offers a contemporary living space that would seem likely to appeal to first time buyers and purchasers alike.

The open plan lounge is light and welcoming and leads on to a modern fitted kitchen and dining area with French doors opening out invitingly onto the rear patio garden, perfect for summer barbecues and relaxation.

Upstairs there are two bedrooms, both with built in wardrobes and pleasant outlooks, and a contemporary fitted bathroom suite with a thermostatic shower. The property has the benefit of a garage, located in a block, just moments from the residence and the convenience of informal off road parking.

The accommodation in brief comprises an entrance porch, a lounge and a kitchen / dining room, whilst upstairs there are two bedrooms and a fitted bathroom. The property benefits from double glazing and gas fired central heating.

Helston is an historic and thriving market town offering a comprehensive range of amenities, including national retailers, cafes, public houses, health centres, a cinema, and a leisure centre with indoor swimming pool. The town benefits from well regarded primary schools and a secondary school with sixth form provision. It also serves as the gateway to the beautiful Lizard Peninsula, a designated Area of Outstanding Natural Beauty renowned for its dramatic coastline and scenic walks.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part obscure glazed UPVC door to

ENTRANCE PORCH 5'1" x 3'6" (1.55m x 1.07m)
With wood effect flooring, frosted window to front aspect, coat hanging rail and attractive part glazed door to

LOUNGE 14'1" x 13'9" inc staircase (4.29m x 4.19m inc staircase)
Well proportioned with wood effect flooring, a spotlighting arrangement and a large window with an outlook to the front over the 'green' area. Feature part glazed wooden door to

KITCHEN / DINING ROOM 13'8" x 8'3" (4.17m x 2.51m)
Comprising a modern fitted kitchen with granite effect working top surfaces incorporating a stainless steel sink with drainer and Swans's neck mixer tap over and a 'CDA' five burner gas hob with glass splashback and chimney style hood over. There are a useful range of cupboards and drawers under with matching wall units, a wine shelf, an integrated dishwasher and electric oven and space for a free standing American style fridge freezer. There is recessed lighting, attractive slate floor tiling, a large window to the rear aspect, a contemporary wall mounted radiator and French doors which open out onto the rear patio garden.

A staircase rises to the first floor

FIRST FLOOR

LANDING
With contemporary grey wood effect flooring, loft hatch to roof space, door to airing cupboard with slatted shelving and doors off to the bathroom and both bedrooms.

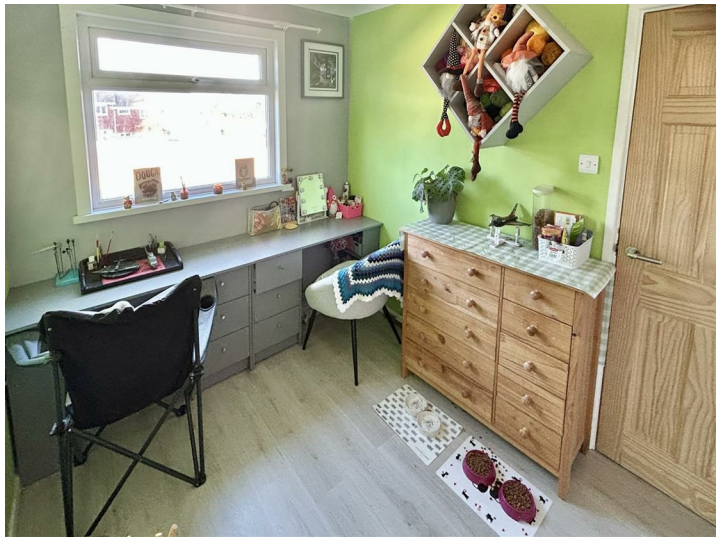
BEDROOM ONE 10'7" x 10'8" (3.23m x 3.25m)
Comfortable double bedroom with wood effect flooring, useful recessed storage with pine shelving and a built-in wardrobe with hanging rail and storage. Large window with pleasant outlook over the 'green' and the countryside beyond neighbouring properties.

BEDROOM TWO 9'5" x 7'5" (2.87m x 2.26m)
With contemporary grey wood effect flooring, built-in wardrobe with hanging rail and shelving and a large window to the rear with a pleasant outlook towards Trevenen Bal and surrounding countryside.

BATHROOM
Comprising a contemporary white fitted suite with a low-level wc with concealed cistern, a mounted wash hand basin with mixer tap over, vanity cupboard under with side storage and a 'P' shaped bath with bespoke shower screen and a thermostatic shower with a 'Rainforest' style drencher head. There is an extractor, partial tiling to the walls, recessed LED lighting, attractive tiling to the floor and an obscure glazed window to the rear.













OUTSIDE

A pathway leads on to the front of the property, alongside an area of lawn and adjacent to a loose stone chipped area which leads on to the side path and 'lean to' shed which houses the gas fired boiler within it.

Designed with convenience and ease of maintenance in mind, the rear patio garden is neatly enclosed. A rear gate opens out into an informal residents' parking area, beyond which is a garage situated in a block moments away.

GARAGE 16' x 8'9" (4.88m x 2.67m)

With up and over door.

SERVICES/UTILITIES

Mains electricity, water, gas & drainage.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

WHAT3WORDS

///should.footpath.triangles

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

COUNCIL TAX

Council Tax Band B.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

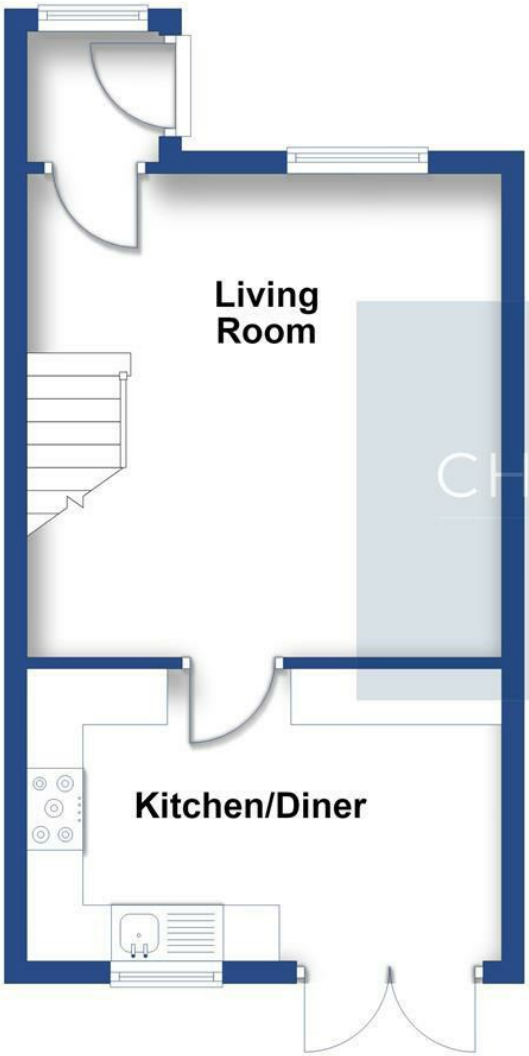
DATE DETAILS PREPARED.

5th November 2026.

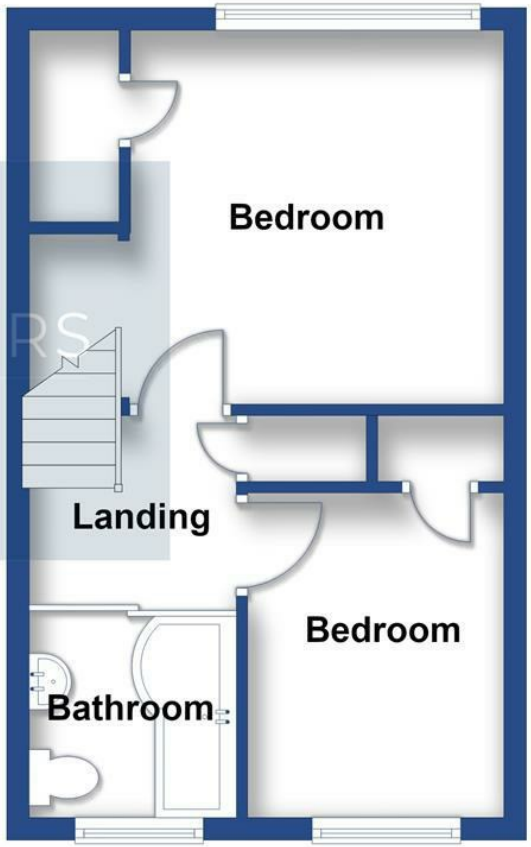
PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

Ground Floor
Approx. 337.0 sq. feet



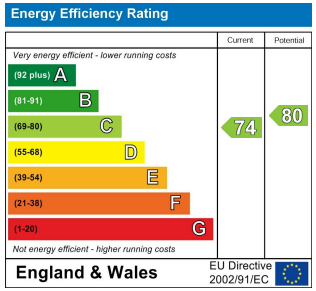
First Floor
Approx. 320.8 sq. feet



CHRISTOPHERS
ESTATE AGENTS

Total area: approx. 657.8 sq. feet

PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS