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**Glendale Crescent,
Redruth**

**£230,000
Freehold**





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Property Introduction

Offered for sale with no onward chain, this detached bungalow occupies a generous corner plot. Requiring some updating and modernisation, there are two double size bedrooms, a lounge, a kitchen/diner and a shower room.

The bungalow benefits from gas fired central heating via a combination boiler and is fully double glazed. There are generous, mainly lawned gardens to the front, the driveway gives additional parking and there is an attached garage.

To the rear, the enclosed garden is well proportioned, largely lawned and has a shed and greenhouse. Situated in a mature development on the Falmouth side of Redruth, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Glendale Crescent is situated within half a mile of the town centre on the Falmouth side of Redruth. Redruth offers a range of both national and local retail outlets, there is schooling for all ages and a mainline Railway Station with connections to London Paddington and the north of England. Redruth is also home to Kresen Kernow which has the largest collection of archive and library material relating to historic Cornwall.

The A30 trunk road runs to the north of the town and gives access to a direct route out of the county. The north coast at Portreath is within five miles and Truro, the administrative and cultural centre of Cornwall is within ten miles and the south coast university town of Falmouth is within nine miles.

ACCOMMODATION COMPRISES

STORM PORCH

uPVC double glazed door opening to:-

HALLWAY

L-shaped with wood laminate flooring, storage cupboard and radiator. Doors open off to:-

LOUNGE 13' 0" x 10' 0" (3.96m x 3.05m)

uPVC double glazed window to the front. Focusing on a Delabole Slate fire surround and hearth with display plinth to one side (the fireplace has been capped and is non-functional). Radiator.

KITCHEN/DINER 10' 10" x 7' 11" (3.30m x 2.41m)

uPVC double glazed window to the rear and uPVC double glazed door to the side. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap. Built-in 'Bosch' oven with ceramic hob and hood over, tiled splashbacks and wall-mounted 'Worcester' combination gas boiler. Radiator, two-door recessed cupboard and access to loft space.

BEDROOM ONE 10' 10" x 9' 11" (3.30m x 3.02m)

uPVC double glazed window to the front. Radiator.

BEDROOM TWO 8' 11" x 8' 11" (2.72m x 2.72m)

uPVC double glazed window to the rear. Radiator.

SHOWER ROOM

uPVC double glazed window to the rear. Fitted with a close coupled WC, pedestal wash hand basin and corner shower enclosure with plumbed rain head shower. Radiator.

OUTSIDE FRONT

To the front of the property, the garden is enclosed and on two sides, laid mainly to lawn with a driveway giving parking for two vehicles and leading to the attached garage.

GARAGE 16' 0" x 7' 11" (4.87m x 2.41m)

Automatic roller door (not connected), window to the side and courtesy door to the rear garden. Power and light connected and space and plumbing for an automatic washing machine.

REAR

The rear garden is enclosed, of a generous size and largely lawned with shrub hedging. There is a timber greenhouse and timber shed. External water supply.

SERVICES

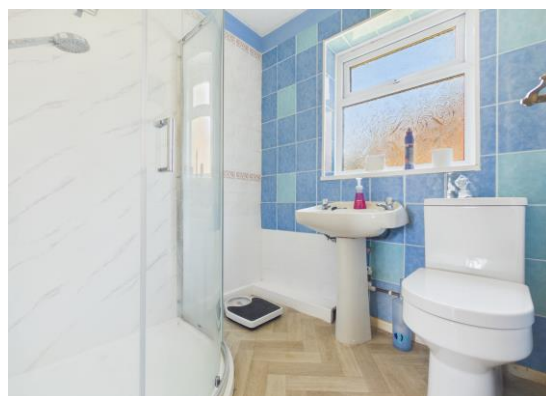
Mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

From Redruth Railway Station, proceed down the hill and at the traffic lights, bear left, passing St Andrew's Church on the left-hand side, take the next turning left into Park Road, continue straight across at the junction with Albany Road and at the next 'Give Way' junction, turn right into Trefusis Road. Take the left-hand turning into Coronation Road and then left again into Glendale Crescent where the property will be identified on the right-hand side by a 'For Sale' board. If using What3words: sank.breeze.sentences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Detached non-estate bungalow
- Popular residential location
- Two double size bedrooms
- Lounge
- Kitchen/diner
- Shower room
- uPVC double glazing
- Gas fired central heating
- Garage and parking
- Generous corner plot



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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