



2 Crosswalla Fields, Helston, TR13 8XH

£265,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

2 Crosswalla Fields

- THREE BEDROOM SEMI-DETACHED HOUSE
- CUL-DE-SAC LOCATION
- DRIVEWAY, PARKING & GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX C
- EPC C72

An excellent opportunity to acquire a well-presented three-bedroom semi-detached home, situated within a pleasant cul-de-sac in the popular market town of Helston.

The accommodation briefly comprises an entrance hallway, a comfortable lounge with patio doors opening onto the rear garden, a modern fitted kitchen, and a convenient cloakroom. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking and access to a garage. To the rear, there is an attractive enclosed garden offering a good degree of privacy. Further benefits include gas central heating and double glazing.

Helston is widely regarded as the gateway to the Lizard Peninsula, an area renowned for its dramatic coastline, sandy beaches, and picturesque coves. The town itself offers a comprehensive range of amenities, including well-known retailers, healthcare facilities, a cinema, and a leisure centre with an indoor swimming pool. It is also home to highly regarded primary schools and a secondary school with sixth form provision, while a university campus can be found in nearby Penryn, approximately twelve miles away.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE HALLWAY

With flooring, understairs storage cupboard and doors to -

LOUNGE 16'9" x 13'4" (5.13 x 4.067)

With window and glazed sliding door out onto the rear garden.

KITCHEN/BREAKFAST ROOM 11'6" x 10'3" (3.52 x 3.14)

A well-presented fitted kitchen featuring stone-effect worktops, complemented by attractive tiled splashbacks. The space includes a stainless steel sink with drainer and mixer tap, along with a ceramic hob and stainless steel extractor hood above.

There is a range of base units and drawers beneath, with matching wall-mounted cupboards providing ample storage. Integrated appliances include a double oven and dishwasher, while additional space is provided for a fridge/freezer and an under-counter freezer.

A window to the front aspect allows for natural light, and the room is finished with a practical tiled floor.

CLOAKROOM

With dual flush W.C., wall mounted wash hand basin, tiling to the floor and obscure window to the front aspect.

A staircase leads to -

FIRST FLOOR

LANDING

With loft hatch to the roof space and doors to -

BEDROOM ONE 13'0" x 8'11" (3.97 x 2.74)

With a window to the rear aspect.

BEDROOM TWO 11'8" x 7'11" (3.58 x 2.43)

With window to the front aspect.

BEDROOM THREE 11'8" x 7'8" (3.57 x 2.35)

With window to the rear aspect, built-in wardrobe and desk.

BATHROOM

With a suite that includes a panelled bath with electric Triton shower over, tiled splashback, pedestal wash hand basin, close couple W.C., tiling to the walls, wood effect vinyl flooring, ladder style drying towel radiator, extractor fan and the room is lit by a spotlight arrangement and there is a window to the front aspect.

OUTSIDE

To the front there is a driveway that leads to-

GARAGE

With up and over door, power and light. Plumbing for washing machine.

GARDENS

To the front of the property there is a small area of lawn whilst to the rear the garden is nicely enclosed by stone walling. There is an area of lawn, raised bed and a decked seating area and from many points it offers good degrees of privacy.

SERVICES

Mains, water, electricity, drainage and gas.

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 C.

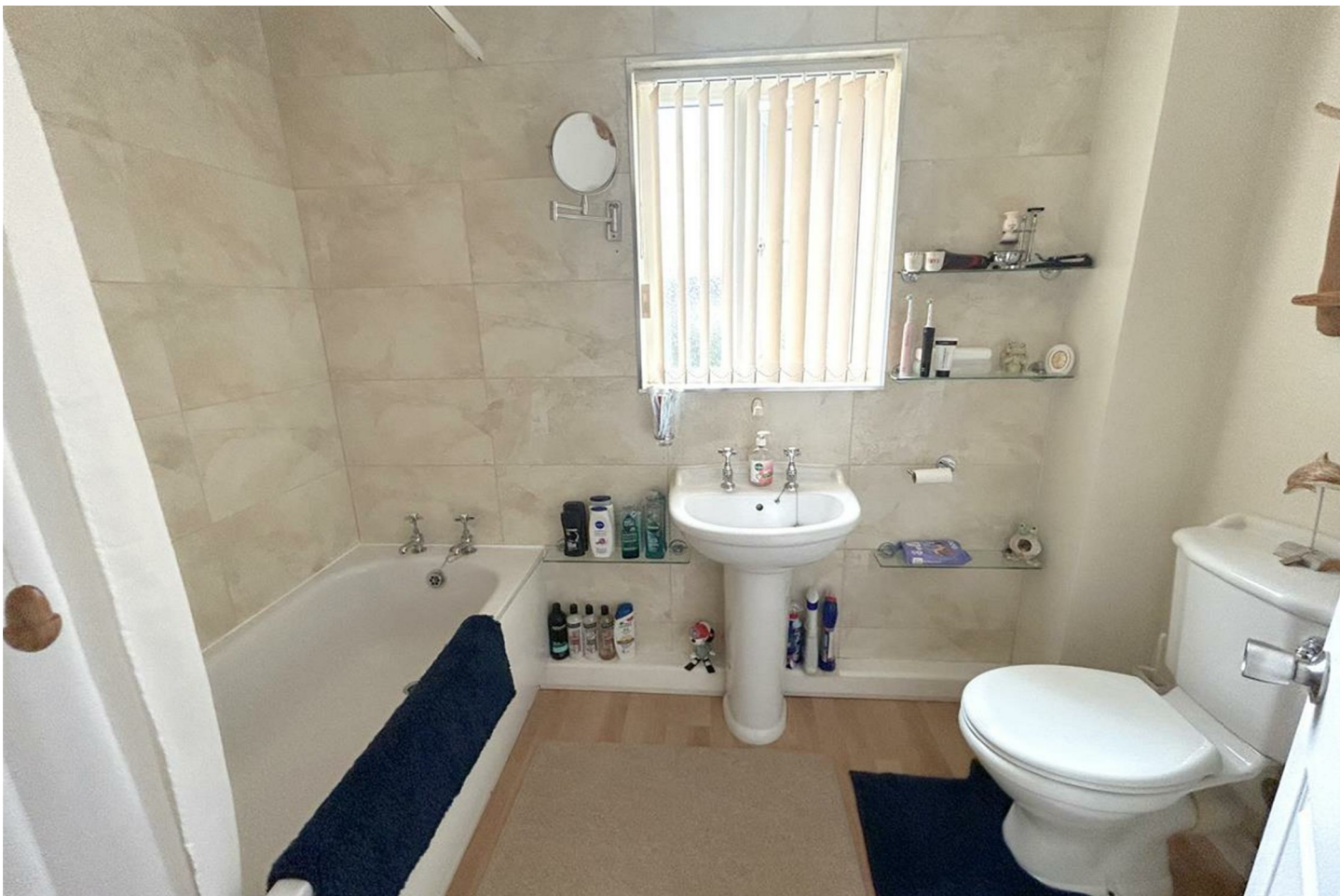
DATE DETAILS PREPARED.

13th April, 2026.

WHAT3WORDS

ballpoint.veered.slave





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/>

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.

AGENTS NOTE

We have been advised the property is being sold to close an estate. Therefore probate which has been applied for will need to be granted before an exchange of contracts.





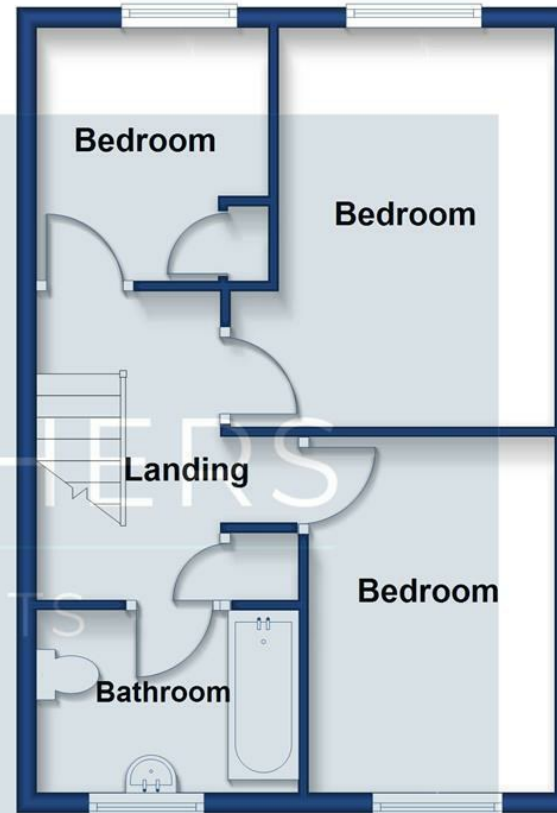
Ground Floor

Approx. 58.7 sq. metres (632.4 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 97.9 sq. metres (1053.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lesser 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.



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