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**Lidden Crescent,
Penzance**

**£425,000
Freehold**





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Property Introduction

Offered to the market chain free and enjoying glorious sea views across Mount's Bay and towards Newlyn, this well-presented two bedroom bungalow is situated in the highly sought-after Lidden area of Penzance. The property benefits from a generous enclosed rear garden laid mainly to lawn, together with a sun patio perfectly positioned to take advantage of the coastal outlook. To the front, there is an attractive garden and driveway parking. Offering comfortable accommodation in a desirable residential location, this charming home is likely to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the setting, views and outdoor space on offer.

Location

The property enjoys a convenient position between the vibrant town of Penzance and the picturesque fishing village of Newlyn, just moments from the seafront, Newlyn Green and the Penzance Promenade. Newlyn is renowned for its thriving artistic community and offers an excellent selection of independent shops, galleries, traditional pubs and popular eateries, as well as the acclaimed Newlyn Film house. Nearby Penzance provides a comprehensive range of educational, commercial and leisure amenities, together with excellent transport connections via its bus services and mainline railway station, offering convenient access to destinations throughout Cornwall and beyond. This sought-after coastal location combines the charm of village life with the convenience of a well-served town, making it an ideal setting for a wide range of buyers.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE PORCH

Front porch with hanging space and pitched glass roof. Tiled floor and uPVC front door opening to:-

HALLWAY

A central hallway with radiator, wood floors and loft access. Doors off to:-

KITCHEN 11' 9" x 7' 11" (3.58m x 2.41m)

A range of assorted kitchen units on both walls with worktop over incorporating a sink. Space for a freestanding fridge/ freezer and space for washing machine. Induction hob and oven with hood over. Door to side access leading to front and rear garden.

PRINCIPAL BEDROOM ONE 14' 3" x 10' 9" (4.34m x 3.27m)

Fitted wardrobes, radiator and double glazed window with garden and sea views.

BEDROOM TWO 11' 0" x 8' 11" (3.35m x 2.72m)

Double glazed window with rear garden aspect and sea views and radiator.

SHOWER ROOM

Shower unit and vanity wash hand basin. Radiator and heated towel rail. Tiled walls.

SEPARATE WC

Toilet window to front aspect and fully tiled

RECEPTION/SITTING ROOM 17' 8" x 11' 8" (5.38m x 3.55m) maximum measurements

Feature fireplace housing a gas fire and wooden floor. Double glazed window and double glazed sliding doors leading to the:-

CONSERVATORY 12' 7" x 6' 4" (3.83m x 1.93m)

Glazed on three sides with wooden Floor. Single door to garden.

INTEGRATED GARAGE 17' 11" x 8' 1" (5.46m x 2.46m)

Spring loaded garage door to front. Power supply and boiler.

OUTSIDE FRONT

To the front the garden is laid to lawn with raised flower beds and a gated driveway provides access to the garage, to the side elevation and to the entrance conservatory/porch.

OUTSIDE REAR

Patio leading from rear conservatory to lower-level garden with south facing aspect and sea view's

SERVICES

Mains water mains drainage mains electric mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'D'.

DIRECTIONS

From Penzance sea front heading towards Newlyn along the front into New Road turn right into Lidden Road continue along and turn left into Creeping Lane and then left into Lidden Crescent where the property can be found just after the first corner on the left. If using What3words (///kick.learns.helped)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Sea views
- Generous gardens
- Two double bedroom bungalow
- Sunroom
- Gas central heating
- Double glazing
- Prime residential location
- Garage
- Potential to renovate or extend (subject to any necessary consents)
- Offered for sale with no onward chain



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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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