

# ferguson young

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## £295,000

*Wilkinson Gardens, Sandy Lane, TR15 2FD*



- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- OVER THREE FLOORS
- VIEWS TO COAST
- VACANT POSSESSION
- GAS CENTRAL HEATING
- PARKING FOR TWO VEHICLES

A Four Bedroom Family Home set over three floors with a top floor master bedroom with balcony and first floor principle bedroom with en-suite shower room in addition to the two further bedrooms. The property is located on the outskirts of Redruth within easy reach of the town with its range of shopping facilities, amenities and transport links. The property is warmed by gas central heating and is double glazed. There is off road parking for up to two vehicles to the front of the property and there is an enclosed rear garden. The accommodation briefly comprises of: - Entrance Hall. Cloakroom/WC, Kitchen/diner, Lounge, Three Bedrooms (one en-suite) and Family Bathroom/WC to the first floor and a Master Bedroom with Balcony to the second floor. The property is in need of some sympathetic re-decoration and carpeting and this is reflected in the price point. EPC: B. Council Tax Band C.



01209 219911

[www.fergusonyoung.co.uk](http://www.fergusonyoung.co.uk)

[sales@fergusonyoung.co.uk](mailto:sales@fergusonyoung.co.uk)

# Wilkinson Gardens, Sandy Lane, TR15 2FD

Approached via a path leading to a UPVC front door opening to:-

## HALLWAY

18'7" x 6'7" (5.66m x 2.01m)

There are door to the kitchen/dining room and living room, wall mounted fuse box, stairs rising to the first floor. Door to:-

## CLOAKROOM/WC

There is a close coupled WC, wash hand basin with tiled splashback and extractor.

## KITCHEN/DINING ROOM

18'7" x 10'9" (5.66m x 3.28m)

A well-proportioned space with a fitted kitchen comprising of a range of base and eyelevel units, inset gas hob with extractor over, built in electric over, space for a washing machine, space for an upright fridge freezer, ample room for a family sized dining table, radiator, door to the front and a double glazed window to the front.

## LOUNGE

17'9" x 11'11" (5.41m x 3.63m)

A good sized room with patio doors opening to the rear garden and a radiator.

## FIRST FLOOR

## LANDING

There are doors to all bedrooms on this level and the Family Bathroom/WC. Stairs rising to the second floor.

## BEDROOM ONE

11'4" x 11'0" (3.45m x 3.35m)

A generous bedroom with double glazed window to the front, radiator, built in wardrobe, radiator and a door to:-

## EN-SUITE SHOWER/WC

6'0" x 6'0" (1.83m x 1.83m)

There is a corner shower with thermostatic shower over and glass enclosure, close coupled WC and wash hand basin set in a vanity unit, extractor and double glazed window to the front.

## BEDROOM TWO

12'10" x 11'5" (3.91m x 3.48m)

A good sized second bedroom with a double glazed door to a Juliet balcony overlooking the rear garden and radiator.

## BEDROOM THREE

9'1" x 8'9" (2.77m x 2.67m)

A useful single bedroom with a double glazed window to the rear and radiator.

## BATHROOM/WC

A modern suite comprising of a panel bath with shower over, close coupled WC, wash hand basin set in a vanity unit, heated towel rail and extractor.

## SECOND FLOOR LANDING

There is a door to the master bedroom and a door to a storage cupboard.

## MASTER BEDROOM

23'4" x 14'4" (7.11m x 4.37m)

A well-proportioned room with double patio doors opening to a 13'8 x 5'9 balcony to the rear. There are skylight windows affording far reaching views to the coast. There is a storage room housing the gas combi boiler and hot water storage tank.

## OUTSIDE

## FRONT GARDEN

Mostly laid to gravel to provide parking for up to two vehicles. There is a purpose built bin storage cupboard.

## REAR GARDEN

Enclosed by walling and fencing, mostly laid to lawn with a patio area and rear pedestrian access gate.

## ENERGY EFFICIENCY RATING

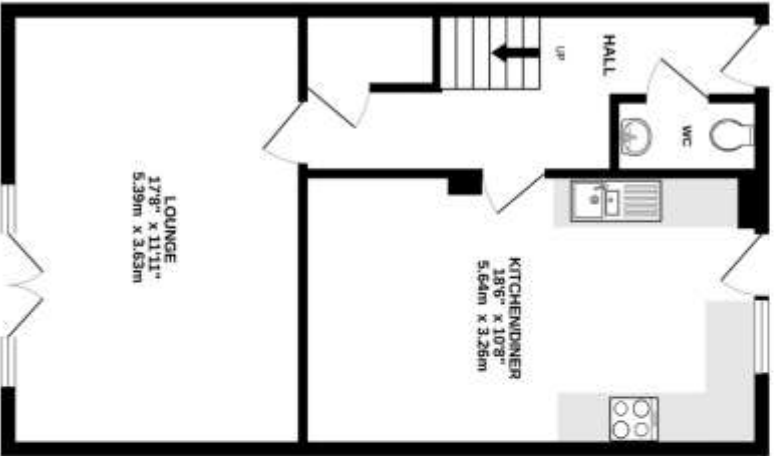
This property has been rated as B (81) with a potential rating of B (85).

## AGENTS NOTE

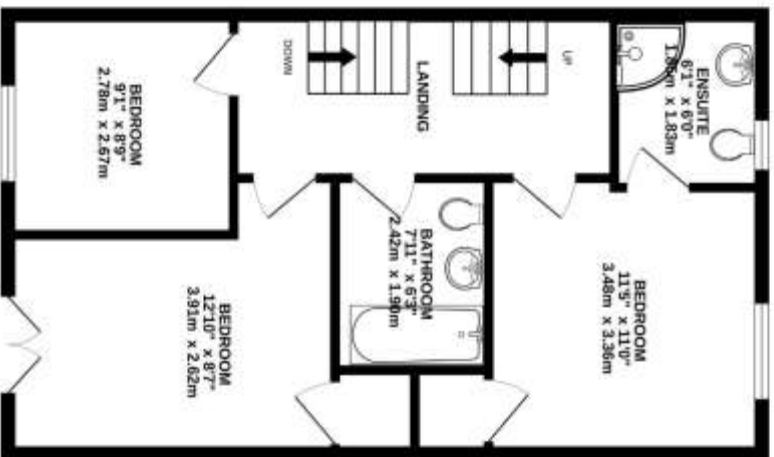
This property has been rated as Band C for Council Tax. The property is of standard block construction with timber frame. Mobile coverage from all major networks (source Ofcom). Broadband Speeds from 9Mbps Standard, 80Mbps Superfast and from 1000Mbps Ultrafast.



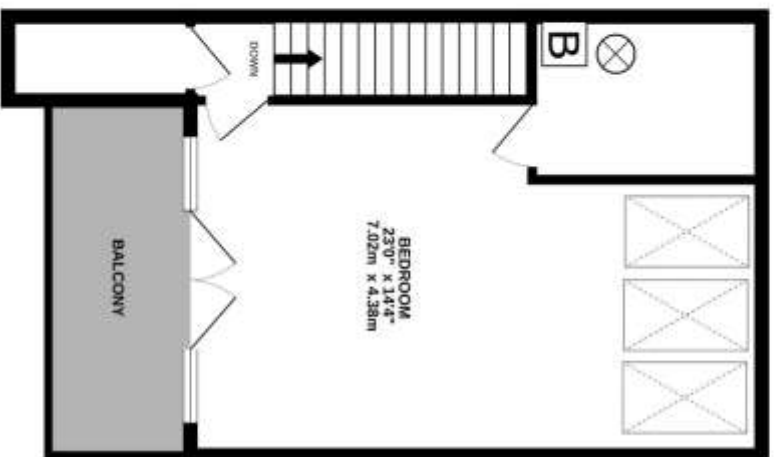
GROUND FLOOR  
534 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



2ND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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