

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



Gareth

Four Lanes, Redruth, TR16 6PY

Guide price £160,000



Offered for sale as a CASH PURCHASE ONLY and with no onward chain, this refurbished terraced house is situated in the centre of the village and benefits from three bedrooms, two receptions, a kitchen and first floor bathroom. It is double glazed and this is complemented by LPG gas heating. Externally there is lawned front garden and parking to the rear together with a garage and storage area.



This is a recently refurbished three bedroom terraced house with two receptions rooms situated in the centre of the village of Four Lanes. There is a remodelled bathroom at first floor level, the property is heated by LPG heating and is fully double glazed. There is a detached garage to the rear with a further parking space to one side and the rear garden is also given over to a further two parking spaces. There is an outside storage area to the further side of the garage and there is a lawned garden to the front of the property setting it back from the road. The property is offered for sale with no onward chain and is a cash purchase only.

Approached via a gated path leading to:

ENCLOSED ENTRANCE PORCH

With a double glazed inner door leading to:

ENTRANCE HALL

With doors off to both reception rooms and staircase rising to the first floor. Some period features, radiator and a cupboard housing consumer unit/electric meter together with a laminate floor.

LOUNGE

12'3" x 12'0" (3.74m x 3.68m)

Good sized living room with a double glazed window to the front. Feature fireplace with a timber mantel (not currently in working order). Laminate floor covering and a panelled door. TV point.

DINING ROOM

12'7" x 12'2" (3.84m x 3.73m)

Tongue and groove panelling to one wall with similar recess. Shelled storage cupboards to both sides, radiator, double glazed window and an understairs storage cupboard. Glazed inner door to:

KITCHEN

8'10" x 7'0" (2.70m x 2.14m)

Being full wall tiled and equipped with black stone effect roll edge work surfaces to two walls, one with an inset one and a half bowl stainless steel single drainer sink unit. Range of white fronted floor and wall cupboards. Wall mounted Ariston (bottled gas) combi boiler, cooker space and point. Plumbing and space for automatic washing machine and dishwasher. Double glazed window to rear and a double glazed door to rear exterior. Tiled floor.

FIRST FLOOR

Carpeted turning staircase with a feature double glazed window overlooking the rear parking, garage and playing field beyond.

LANDING

Loft hatch and doors off to bedrooms and bathroom.

BEDROOM 1

12'0" x 9'11" (3.67m x 3.03m)

A good sized main bedroom with a textured ceiling, double glazed window overlooking the front and a radiator. Carpet and a panelled door.

BEDROOM 2

9'1" x 6'1" (2.77m x 1.86m)

A single room with a double glazed window overlooking the rear and views across to the playing field. Radiator, carpet and a panelled door.

BEDROOM 3

12'2" x 6'2" (3.72m x 1.89m)

A single room with a double glazed window overlooking the front garden, radiator, carpet and a panelled door.

BATHROOM

Recently remodelled with a white suite comprising a corner bath with a shower over, low level flush wc and a pedestal wash hand basin with a strip light and shaver socket over. Tiled floor, opaque double glazed window, radiator and a panelled door.

OUTSIDE

The front garden is laid primarily to lawn with a path to one side leading to the front of the property and is bounded by walling with a gated access from the pavement. The rear of the property is currently laid to concrete to provide additional off road parking. GARAGE 5.89m x 2.46m (19'3 x 8') with an up and over door and window to one side. To the side of the garage there is a further storage area and to the opposite side is a single parking space.

DIRECTIONS

From Redruth town centre take the B3297 sign posted to Helston. The first village you come to is Four Lanes and the subject property will be located on your right hand side, two doors after the post office and general store.

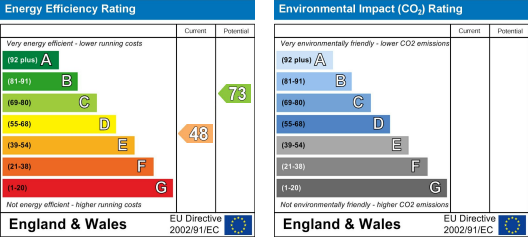
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.