

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

# BILL BANNISTER

Sales & Lettings



## 56 Tresaderns Road

Redruth, TR15 1BL

**£170,000**



Ideal for first time buyers or investment purposes, this semi detached house is situated in a convenient location and is offered with no onward chain. The property benefits from two bedrooms, a first floor bathroom, a lounge/diner, kitchen and a rear conservatory. The property is double glazed and this is complemented by gas heating. Externally there is parking to the front and a good sized well enclosed rear garden.





Set back from the road on the fringe of the development, this property has an outlook towards trees rather than other homes. It has two bedrooms, the master bedroom being of generous proportions with two windows. There is also a second bedroom overlooking the rear and a bathroom with two showers. To the ground floor a recessed porch leads to a hallway then a kitchen and a lounge/diner with access to a rear conservatory. Externally there is gated parking to the front with a garden and a side access to a well laid out rear garden with a useful outbuilding. The property is on the fringe of town being close to the A30 and Aldi. There are bus services and a post office/store in Close Hill. The property is offered with no onward chain.

RECESSED PORCH

Upvc part glazed window to:

HALLWAY

Stairs to the first floor and a radiator.

LOUNGE/DINER

10'9" x 19'1" (3.29m x 5.82m)  
With a fireplace and a laminate floor. Radiator and patio doors to the conservatory.

KITCHEN

7'3" x 10'3" (2.22m x 3.13m)  
A pantry with a window. One and a half bowl stainless steel sink unit plus working surfaces with cupboards and drawers beneath, splash backs and complementary eye level units. Space for white goods and an external door to the outside with part glazing.

FIRST FLOOR

BEDROOM 1

13'5" x 8'11" (4.11m x 2.74m)  
Two windows to the front and a built-in cupboard housing a Worcester gas combi boiler. Open outlook.

BEDROOM 2

10'2" x 10'0" (3.12m x 3.05m)  
Window to the rear, a built-in cupboard and a radiator.

LANDING

Loft access.

OUTSIDE

There is gated access to the front providing parking facilities and a lawned area. A side pedestrian gate leads to the rear garden which is quite good sized being well enclosed and offering plenty of scope. Outbuilding.

DIRECTIONS

From Avers roundabout turn left by Aldi into Close Hill. Take the first turning right and then right again into Tresaderns Road. Turn left and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.  
COUNCIL TAX BAND: A.

SERVICES

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

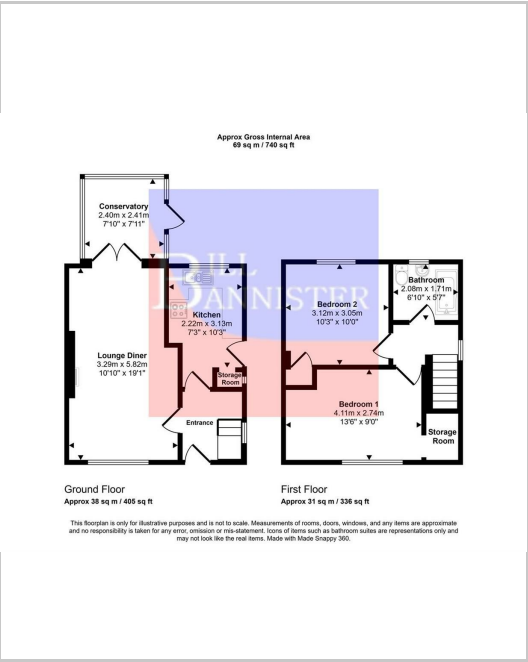
Broadband highest available download speeds - Standard 14 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -  
EE - Good outdoor only, Three - Good outdoor only, O2 - Good outdoor only, Vodafone - Variable indoor and good outdoor (sourced from Ofcom).

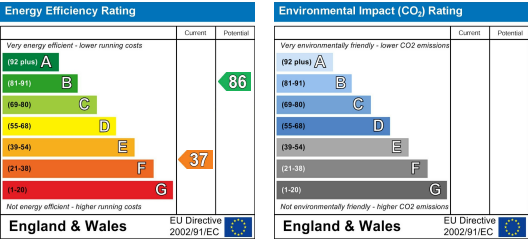
Area Map



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.