

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£199,950

Southgate Street, Redruth, TR15 2NB



- THREE BEDROOMS
- END OF TERRACE
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- FIRST FLOOR SHOWER ROOM/WC
- IDEAL FAMILY HOME
- BE QUICK!

A Three Bedroom Family Home with Two Reception Rooms, Good Sized Kitchen/Breakfast Room and a First Floor Shower Room/WC. Located on the outskirts of the town within easy reach of local schools and shopping facilities. The property is warmed by gas central heating and is double glazed. There is an enclosed garden to the rear creating a safe environment for children and pets alike. The accommodation comprises of: - Entrance Vestibule, Entrance Hall, Lounge, Dining Room, Kitchen Breakfast Room and to the first floor there are Two Double Bedrooms, a Single Bedroom and a Shower Room/WC. This property should receive your earliest attention to view as interest is predicted to be very high. EPC: D.



01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

Southgate Street, Redruth, TR15 2NB

Approached via a path leading to a double glazed front door opening into:-

ENTRANCE VESTIBULE

There is space for coats and shoes and a door opening to:-

ENTRANCE HALL

There is a built in cupboard housing the domestic fuse box, door to the lounge and opens to the dining room.

LOUNGE

15'6" into Bay x 10'11" (4.72m x 3.33m)

A well-proportioned, light and airy room with a double glazed bay window to the front, radiator, feature fireplace, TV Aerial point and ceiling with original decorative coving and picture rail.

DINING ROOM

15'2" x 13'1" (4.62m x 3.99m)

A good sized reception room with a feature fireplace, built in cupboard housing the gas combi boiler, further built in shelving, stairs rising to the first floor, radiator, double glazed window to the rear and doorway to:-

KITCHEN

13'4" x 8'9" (4.06m x 2.67m)

A modern kitchen comprising of a range of eye level and base units with work surface over, inset stainless steel sink with side drainer, built in electric oven, inset electric hob with extractor over, integrated fridge, space for under counter freezer, space for a washing machine, space for a dishwasher, double glazed window to the side and rear, wall mounted electric heater and a door opening to the rear garden.

FIRST FLOOR

LANDING

There are doors to all bedrooms, the shower room/WC and a loft access hatch.

BEDROOM ONE

11'11" x 11'1" MAX (3.63m x 3.38m)

A good sized double bedroom with a large double glazed window to the front and a radiator.

BEDROOM TWO

11'9" x 10'11" (3.58m x 3.33m)

A well-proportioned second double bedroom with an original feature cast iron fireplace, double glazed window to the rear and a radiator.

BEDROOM THREE

7'10" x 7'6" (2.39m x 2.29m)

A useful single bedroom with a double glazed window to the front.

SHOWER ROOM/WC

A modern shower room with a close coupled WC, wash hand basin and a corner shower enclosure with electric shower over. Double glazed window to the rear.

OUTSIDE

FRONT GARDEN

There is a small area to the front setting the property back from the pavement with gated access leading to the rear garden.

REAR GARDEN

There is a good sized enclosed garden to the rear creating a safe environment for children and pets alike. There garden is arrange on three levels with a paved area outside the back door bounded by walling with built in storage, gated access to the front of the property and steps up to a patio area. The patio area is bounded by walling and fencing with some flower borders with steps leading up to a further lawned area. The lawned area is bounded by fencing and hedging and benefits from a decked area ideal for BBQ or sitting.

ENERGY EFFICIENCY RATING

This property has been rated as D (55) with a potential rating of B (83).

