



7A Pike Street,
Liskeard,
PL14 3JE
£285,000



Trowbridge's
ESTATE & LETTINGS





ENTRANCE HALL

Front door with leaded light ornamental window offers access to the entrance hall. Wall-mounted radiator, ceiling-mounted light

SITTING ROOM

12' 10" x 10' (3.91m x 3.05m) Sash window overlooking roof terrace garden, alcove with lintel and slate hearth incorporating natural flame gas fire, wall-mounted radiator, further slate sill, three wall-mounted light points, door to cupboard space, ceiling-mounted double glazed Velux style window, wood beams to ceiling

INNER HALLWAY

FAMILY BATHROOM

8' x 8' (2.44m x 2.44m) Two double glazed Velux style windows, wood beams to ceiling, matching suite comprising of low-level WC, pedestal wash-hand basin, panel enclosed bath with central mixer tap/shower attachment, partially tiled walls, wall-mounted radiator, ceiling-mounted downlight, alcove with shelf storage, heated towel rail



BEDROOM THREE

12' x 9' (3.66m x 2.74m) From the inner hallway, door offers access to bedroom three. Sash window overlooking roof terrace garden. Internal window



offering borrowed light from the inner hallway, two wall-mounted up-lighters, TV aerial connection point, wall-mounted radiator, door offers access to built-in cupboard space, wood beams to ceiling, ceiling-mounted spotlights

REAR HALL/LAUNDRY ROOM

From the inner hall, door offers access to the rear hall/laundry room. Single glazed door offering access to the rooftop terrace garden, wall-mounted strip light, space/plumbing for washing machine and tumble dryer, shelf storage space

LOUNGE/DINING ROOM

30' x 19' (9.14m x 5.79m) From the inner hall, French-style doors with ornamental glazed panel windows offer access to the lounge/dining room. Three front aspect sash windows, two wall-mounted radiators, TV point, understair storage space, partially panelled walls/ceiling, wall-mounted vents, picture rails, alcove with shelf storage space, wall-mounted light points, ceiling-mounted inset downlights, ornamental stone fireplace with hearth, three ceiling-mounted light points



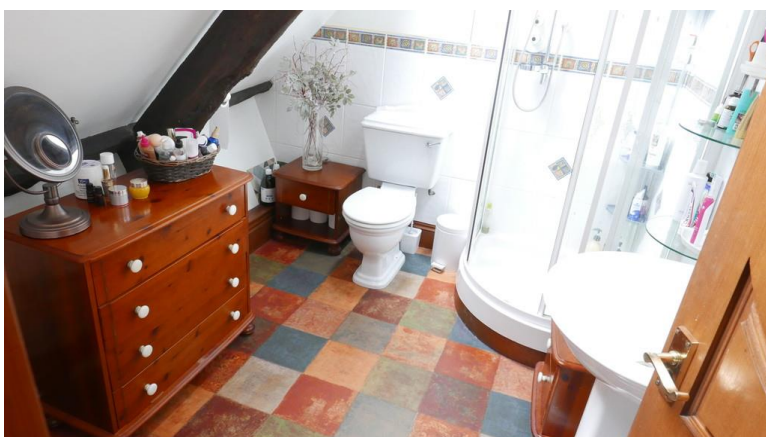
KITCHEN/BREAKFAST ROOM

17' x 12' (5.18m x 3.66m) From the lounge/dining room, door offers access to the kitchen. Work surfaces incorporating low-level and eye-level units offering cupboard and drawer space, space for fridge/freezer, space for electric cooker, cooker hood with fan/light over, space/plumbing for dishwasher, one and a quarter bowl sink unit/drainers with mixer tap, double glazed window, under unit lighting, wall-mounted TV point, AGA range with hotplates/ovens, breakfast bar, ceiling-mounted inset downlights, double glazed French-style doors offer access to the roof terrace garden



MASTER BEDROOM SITTING ROOM

13' x 6' 10" (3.96m x 2.08m) From the lounge/dining room, staircase offers access to the landing with butterfly staircase offering access to master bedroom sitting room. Front aspect sash window with wide sill, further double glazed Velux style window, wood beams to ceiling, ceiling-mounted inset downlights and pendant light point, wall-mounted radiator, further double glazed Velux window



MASTER BEDROOM ONE

12' x 12' (3.66m x 3.66m) From the master bedroom sitting room, door offers access to master bedroom one. Two double glazed Velux style windows, access to eave storage, wall-mounted radiator, wall-mounted light points, spotlights/inset lights, wide roll edges sill, wood beams to ceiling

DRESSING ROOM

8' x 8' (2.44m x 2.44m) From bedroom one, door with



glazed porthole style window offers access to the dressing room. Sash window, shelf storage/clothes hanging space, spotlights/ceiling-mounted inset downlights, beams to ceiling

MASTER BEDROOM EN-SUITE SHOWER ROOM
9' x 7' (2.74m x 2.13m) Two double glazed Velux style windows, heated towel rail, pedestal wash-hand basin, low-level WC, radiator, shower cubicle with tiled walls and shower controls/attachment, access to loft space, wood beams to ceiling, wall-mounted light

BEDROOM TWO

11' x 11' (3.35m x 3.35m) From the landing, door offers access to bedroom two. Wall-mounted radiator, access to loft space with loft ladder, ceiling-mounted inset downlights, low-level sill, double glazed sash window to a small balcony, door offers access to the boiler cupboard with floor-mounted boiler, timer controls, further door offers access to airing cupboard, factory lagged tank, slatted shelving storage



BEDROOM TWO EN-SUITE SHOWER ROOM
Small glazed sash style window, low-level WC, pedestal wash-hand basin, shelf storage space, wall-mounted radiator, shower cubicle with controls/attachments and waterproof walls, ceiling-mounted downlights

ROOF TERRACE GARDEN

Viewings are highly recommended

7A Pike Street, Liskeard, Cornwall

