



60 Poldhu Road,  
Liskeard,  
PL14 3BY  
**£159,950**



**Trowbridge's**  
ESTATE & LETTINGS







Trowbridge's Estate and Lettings are pleased to offer this three-bedroom end of terrace house located in a cul-de-sac position and offering entrance hall, lounge/dining room, kitchen/dining room, first-floor landing, three bedrooms, family bathroom, double-glazed windows and doors, electric heating, front and rear gardens, garden shed, on road parking

#### ENTRANCE HALL

The property can be approached via a double-glazed, obscure glazed door offering access to the entrance hall. Wall-mounted night storage heater, cloaks hanging space, ceiling-mounted pendant light point, stair case with wall-mounted hand rail gives access to the first floor

#### KITCHEN/DINING ROOM

8' 8" x 7' 10" (2.64m x 2.39m) From the entrance hall, door offers access to the kitchen/dining room. Front aspect obscure glazed, double-glazed window, roll edge work surfaces incorporating matching low-level and eye-level units offering cupboard and drawer space, double dower stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer, wall-mounted night storage heater, splash back tiles in a matching design, built-in double oven, louvre door cupboard space offering access to the electric meter, consumer unit and shelf storage space, rear aspect



double-glazed window overlooking the rear garden, obscure glazed, double-glazed door offers access to the rear garden, ceiling-mounted downlights, ceiling-mounted inset spotlights

#### LOUNGE/DINING ROOM

18' 3" x 11' 9" (5.56m x 3.58m) From the kitchen/dining room, door offers access to the lounge/dining room. Front aspect double-glazed window, double doors offering access to storage cupboard space, TV aerial connection point, library unit offers shelf storage and cupboard space, double-glazed sliding doors offers access to the rear garden, wall-mounted night storage heater, two wall-mounted inset uplighters



#### FIRST-FLOOR LANDING

Rear aspect double-glazed window overlooking rear garden, ceiling-mounted pendant light point

#### BEDROOM ONE

11' 8" x 8' 1" (3.56m x 2.46m) From the first-floor landing, door offers access to bedroom one. Front aspect double-glazed window, double-door cupboard space, further single door offers access to the airing cupboard with factory lagged tank and shelf storage space, access to loft space, ceiling-mounted light point, wall-mounted electric heater



#### BEDROOM TWO

10' 3" x 9' (3.12m x 2.74m) From the first-floor landing, door offers access to bedroom two. Front aspect double-glazed window, recess offering cloaks hanging space, ceiling-mounted pendant light point, wall-mounted electric heater

#### BEDROOM THREE

7' 5" x 6' 2" (2.26m x 1.88m) From the first-floor landing, door offers access to bedroom three. Rear aspect double-glazed window overlooking the rear garden, wall-mounted radiator, two ceiling-mounted down lights



#### FAMILY BATHROOM

5' 3" x 6' 1" (1.6m x 1.85m) From the first-floor landing, door offers access to the family bathroom. Rear aspect obscure glazed, double-glazed window with tiled sill, tiled walls from floor to ceiling height in a matching design, matching suite comprising of panel enclosed bath, mixer tap with Mira shower controls and attachment over, pedestal wash hand basin, low-level WC, ceiling-mounted light point

#### FRONT AND REAR GARDENS

To the front elevation, there is a pathway offering access to the front door with a small garden.

To the rear of the property there is a decked area abutting the property with pathway, wide flower and





shrub border, further variety of shrubs, timber panel shed, timber panel fences to boundaries, gate offers access from the rear garden

VIEWINGS ARE HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT ONLY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		