



58 Poldhu Road,
Liskeard,
PL14 3BY
£169,950



Trowbridge's
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this two-bedroom, mid-terraced house located in a cul-de-sac position, and offering an entrance hall, kitchen/dining room, lounge, two double bedrooms, wet-room, double glazed windows and doors, gas fired central heating, allocated parking for residents within walking distance of the property, front and rear gardens

ENTRANCE HALL

The property can be approached via a double glazed front door, leading to the entrance hall. Double doors offering access to cupboard space with cloaks hanging space, shelf storage and box storage over, staircase with wall-mounted handrail offers access to first-floor landing, ceiling-mounted pendant light point

KITCHEN/DINING ROOM

18' 9" x 7' 9" (5.72m x 2.36m) From the entrance hall, door offers access to the newly fitted kitchen/dining room. Front aspect, full length double glazed window, rear aspect double glazed window overlooking the rear garden, double glazed door offers access to the rear garden and patio area, work surfaces incorporating matching low-level and eye-level units offering cupboard and drawer space, partially tiled walls in a matching design, built-in Russell Hobbs single oven, built-in AEG four ring ceramic hob with cooker extractor over, single



bowl/drain sink unit with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge-freezer, space for tumble dryer, further cloaks hanging space, wall-mounted double panel radiator, service hatch offering access to stop cock, three ceiling-mounted light points, space for table/chairs cupboards offers access to electric meter, consumer unit and shelf storage space

LOUNGE

18' 2" x 11' 9" (5.54m x 3.58m) From the kitchen, door offers access to the lounge. Front aspect double glazed window, rear aspect double glazed window overlooking the rear garden, double opening doors offers access to under stairs cupboard storage space, wall-mounted double panel radiator, fireplace feature with tiled sill, hearth and surround with electric fire, telephone point, mounted pendant light point



FIRST-FLOOR LANDING

From the entrance hall, stairs with wall-mounted handrail offers access to the first-floor landing. Rear aspect double glazed window, door offers access to cupboard with shelf storage space, ceiling-mounted pendant light point

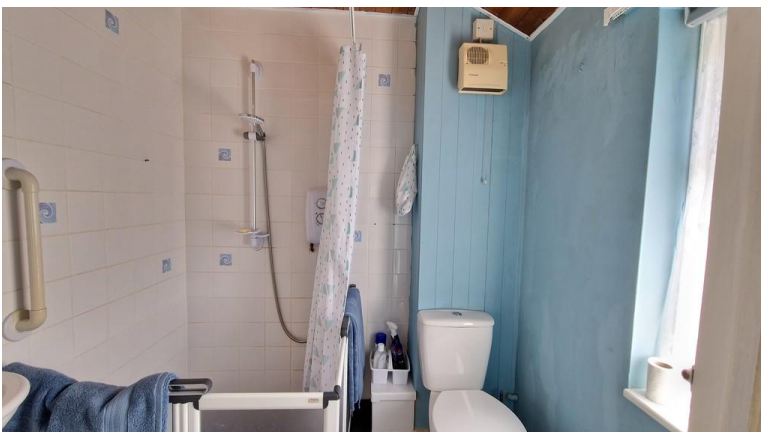
WET ROOM

6' 1" x 5' 2" (1.85m x 1.57m) From the first-floor landing, door offers access to the wet room. Rear aspect obscure glazed, double glazed window, wall-mounted single panel radiator, wash hand basin, newly fitted low-level WC, wall-mounted Dimplex electric heater, shower rail/curtain, newly fitted shower controls and attachment, tiled walls in a matching design, ceiling-mounted pendant light point



BEDROOM ONE

18' 3" x 9' 10" (5.56m x 3m) From the first-floor landing, door offers access to bedroom one. Front and rear aspect double glazed windows, double opening doors offers access to built-in cupboard space with shelf storage and cloaks hanging space, wall-mounted double panel radiator, ceiling-mounted pendant light point



BEDROOM TWO

From the first-floor landing, door offers access to bedroom two. Front aspect double glazed window, double opening doors offers access to boiler cupboard with brand new Ideal combi boiler, cloaks hanging space and shelf storage, ceiling-mounted pendant light point, access to loft space, further door offers access to cupboard space with shelf storage

FRONT AND REAR GARDENS

To the front elevation, there are two gravel areas and pathway offering access to the front door



To the rear elevation, there is a paved patio abutting the rear of the property, shaped lawn, flower and shrub borders with a selection of plants, shrubs and small trees, timber panel fences to boundaries, gate to the end of the rear garden offering access to a communal pathway, metal shed on a concrete base offering storage space

THE PROPERTY HAS RECENTLY HAD THE FOLLOWING REFURBISHMENTS CARRIED OUT
New kitchen throughout with built-in Russel Hobbs oven

New AEG four ring ceramic hob

New Ideal combi boiler

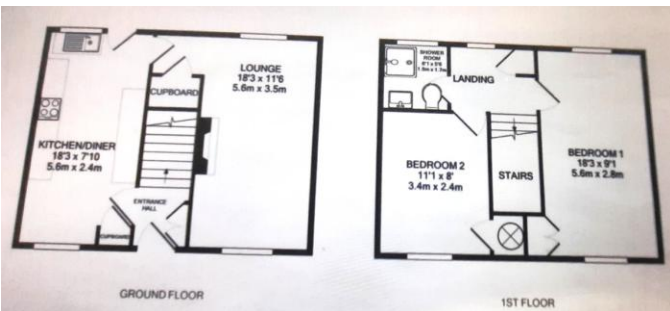
New gutters to the front and rear elevation

House exterior painted

New carpets to stairs and landing

New shower and low-level WC

VIEWINGS ARE HIGHLY RECOMMENDED



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		