



**OLIVERS ESTATE AGENTS**  
CORNWALL LTD

**Manor Way, Helston, TR13 8LJ**  
**£254,950**

Energy Efficiency Rating Band: D Current: 61 Potential: 76 Environmental Impact (CO2) Rating Band: E Current: 54 Potential: 72





**OLIVERS ESTATE AGENTS**  
CORNWALL LTD

A superbly presented three bedroom, semi detached house, offering a fabulous southerly facing rear garden, an attached garage, private off road parking, spacious accommodation throughout, and located within a hugely sought after residential location. EPC D61.



## **SUMMARY OF ACCOMMODATION**

### **GROUND FLOOR**

Porch. Living Room. Kitchen/Diner. Utility Room. Cloakroom.

### **FIRST FLOOR**

Three Bedrooms. Bathroom. Landing.

### **OUTSIDE**

Attached Garage. Front and rear gardens. Driveway. Shed.

### **THE PROPERTY**

A fabulous opportunity to purchase a beautifully presented, three bedroom, semi detached family home, offering naturally light filled spacious accommodation throughout, complemented by an impressive 83 feet x 33 feet south facing rear garden. The property has the benefit of an attached garage, and a private driveway providing parking for two vehicles.

The home has been very well maintained by the current vendors, and internally decorated throughout in stylish pastel shades. The property has part rendered, vertical tile, and exposed external brickwork elevations, under a pitched concrete tiled roof, UPVC double glazed windows/external doors, and warmed by a gas fired central heating system. Further external low maintenance features include plastic fascias, ventilated soffit boards, guttering and down pipes. We have been advised by our vendor that the house has been the subject of cavity wall insulation.

Upon entering the porch, a door opens out into the generous and comfortable living room, complemented by the gas fireplace. The kitchen/diner is located at the rear of the property and offers a selection of fitted units, incorporating some integrated appliances. The kitchen diner is the real 'hub' of this delightful home, with ample space to provide a dining table, and offers access into the impressive rear garden. A door leads off from the kitchen to the utility room, and the cloakroom. The staircase

ascends from the living room to the first floor landing, where doors lead off to three bedrooms, and a family bathroom.

The large south facing rear garden is a fabulous feature to the property, and is mainly laid to a level lawn, incorporating paved patio areas, and raised vegetable borders. The south facing aspect to the rear garden, naturally makes a great venue for bbq's, and dining out 'al fresco' style during the warmer summer months. The enclosed back garden is part bordered by evergreen established hedging, together with timber fencing. External lighting and water tap connected, together with a garden shed suitable for storage.

### **LOCATION**

The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

### **DIRECTIONS**

From the B3297 on the Redruth Road travelling north from Helston, turn right into Trenethick Avenue, then take the next right turning into Trenethick Parc, then turn left, which will lead into Manor Way.

### **THE ACCOMMODATION COMPRISES**

**( All dimensions are approximate )**

The property is approached from Manor Way, where the private driveway leads up to the garage and footpath, and towards the front UPVC double glazed door, opening into the porch.

### **PORCH 4'8" x 4'4" (1.42m x 1.32m)**

Opaque window to the front aspect. Radiator, ceiling light, and paneled door to living room.

### **LIVING ROOM 15'10" maximum x 14'7" maximum (4.83m maximum x 4.45m maximum)**

A generous and welcoming living room, featuring a large window to the front aspect. Feature fireplace fitted with a gas back boiler supplying the central heating and hot water. Under stairs storage cupboard, radiator, ceiling light, TV and telephone points.

### **KITCHEN DINER 15'10" x 10'5" (4.83m x 3.18m)**

An exceptionally generous, and naturally light filled room, complemented by the southerly elevation. The kitchen comprises a selection of fitted base/wall storage units, complemented by steel handles, wood effect work surfaces, and ceramic tiled splash backs. Inset one and a half stainless steel drainer sink fitted with a mono mixer tap. Inset LPG hob, with electric ovens below, and an extractor canopy above. Integrated larder fridge. Window overlooking the delightful garden, and further complemented by a pair of UPVC double glazed doors opening into the back garden. Ceramic tiled floor, ceiling lighting, radiator, and a UPVC double glazed door opening into the utility room.

### **UTILITY ROOM 11'5" x 6'7" reducing to 3'1" (3.48m x 2.01m reducing to 0.94m)**

A useful utility room with two external doors opening to both front, and rear garden aspects. Work surface with space and plumbing provided for a washing machine and dishwasher. Ceramic tiled floor, mono sloping polycarbonate roof, ceiling light, and door to cloakroom.

### **CLOAKROOM 5'11" x 3'1" (1.80m x 0.94m)**

Low level WC. Pedestal wash hand basin. Ceramic tiled floor, and part ceramic tiling to walls. Mono sloping polycarbonate roof, and ceiling light.

### **STAIRCASE**

Ascending from the living room, a closed tread carpeted staircase, fitted with painted newel posts, balusters and handrails.











### FIRST FLOOR LANDING

Window naturally illuminating the staircase and landing areas. Airing cupboard incorporating the hot water storage cylinder with wooden slatted shelving above. Loft access hatch (attic is part boarded and insulated). Ceiling light, and doors off to:-

### BEDROOM ONE 14'2" into recess x 9'6" (4.32m into recess x 2.90m)

A large window to the front aspect, radiator, and ceiling light.

### BEDROOM TWO 10'10" x 8'9" (3.30m x 2.67m)

Window overlooking the rear garden aspect, radiator and ceiling light.

### BEDROOM THREE 9'1" x 6'1" (2.77m x 1.85m)

Window to the front aspect, radiator and ceiling light.

### BATHROOM 6'7" x 5'4" (2.01m x 1.63m)

Low level WC. Pedestal wash hand basin. Paneled bath fitted with an electric shower above. Vinyl floor, window fitted with opaque glass, radiator, and ceiling light.

### OUTSIDE

### ATTACHED GARAGE 15'11" x 8'2" (4.85m x 2.49m)

Metal 'up and over' door. Power and light connected.

### SERVICES

Mains Electricity. Mains Water. Mains Gas. Mains Drainage.

### AGENTS NOTE

The above property details should be considered as a general guide only for prospective purchasers. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

### ANTI MONEY LAUNDERING REGULATIONS - BUYERS

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale.

Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

