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BILL BANNISTER

Sales & Lettings



6 Forth Noweth

Redruth, TR15 1AR

Guide price £195,000



Situated in a convenient location close to the town centre, this modern end terraced house is well presented and offers family sized accommodation. There are three bedrooms, a good sized lounge/diner, fitted kitchen, laundry room, first floor bathroom, separate wc and ground floor cloakroom. It is double glazed and this is complemented by gas heating. Externally there is parking to the front and an enclosed rear garden.



Tucked away from the town yet giving easy access to facilities, this modern end house was built some years ago by the well respected firm of Percy Williams & Son. Very suitable for a family, it has three good bedrooms, two of which have fitted wardrobes. To the ground floor there is a useful laundry room, a cloakroom and a well appointed kitchen with plenty of units incorporating an oven, hob and hood. The lounge/diner is of generous proportions , has a deep understairs cupboard, modern patio doors to the rear and oak click flooring. The property has gas heating and this is complemented by double glazing. It is well presented by the vendor and externally has parking to the front for several cars and to the rear there is a covered patio area with steps to a raised garden with Cornish hedging to the back and an outbuilding to the side. From the property, if you proceed down to the bottom of the road there is a doctors surgery and then it is a level walk to the town. There is also a pedestrian path which will bring you out into West End which gives good access to travelling facilities.

ENTRANCE HALL

With a built-in cupboard and a radiator.

CLOAKROOM

Wash hand basin with a splash back, a low level wc and a radiator.

UTILITY

8'10" x 4'4" (2.71m x 1.34m)

With a fitted shelf and space for white goods.

LOUNGE/DINING ROOM

17'5" x 16'0" overall (5.33m x 4.89m overall)

Having oak click flooring, patio doors and a window to the rear. Two radiators and a useful deep understairs cupboard. This room has plenty of space for a dining table and a three piece suite plus further furniture as required.

KITCHEN

10'11" x 8'0" (3.33m x 2.45m)

A light and airy room with plenty of working surfaces having cupboards and drawers beneath, splash backs and an inset single drainer stainless steel sink. Eye level cupboards are provided, two of which have glass fronts. There is a fitted cooker hood, a four ring hob and a oven. Cushion flooring, wall mounted gas boiler and a radiator.

INNER HALL

With stairs to the first floor

FIRST FLOOR

BEDROOM 1

10'11" x 8'6" (3.33m x 2.60m)

Measurements taken to the face of the double wardrobes. Radiator.

BEDROOM 2

11'4" x 8'7" (3.46m x 2.62m)

With a double wardrobe and a radiator. Side window gives a view to the centre of the town and the town clock tower.

BEDROOM 3

8'6" x 7'5" (2.60m x 2.27m)

With a radiator.

LANDING

With an airing cupboard.

BATHROOM

Panelled bath with a tiled surround, a mains shower, wall tiling and a screen. Pedestal wash hand basin with a splash back. Extractor fan, ladder radiator and spot lighting.

SEPARATE WC

With a low level wc, a tiled floor and a radiator.

OUTSIDE

To the front there is a hard standing for several vehicles and a side access will take you to the rear garden. There is a covered patio area and steps to a raised garden designed with ease of maintenance in mind and having a substantial Cornish hedge to the rear and a useful timber outbuilding. To the side of the property is a small enclosed children's play area.

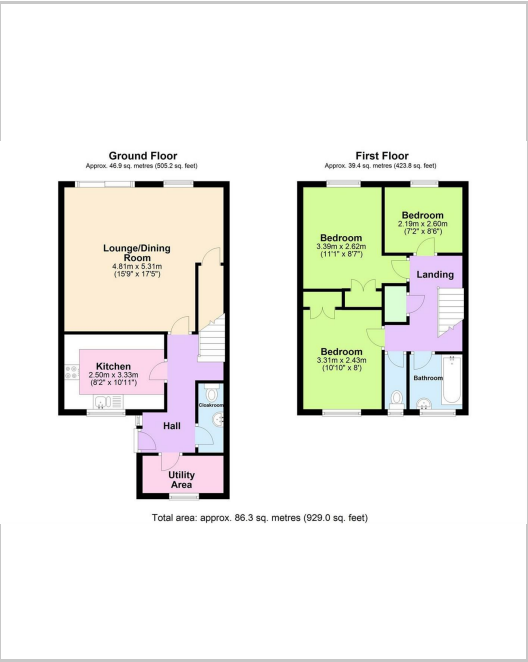
DIRECTIONS

From our office in Redruth proceed along Chapel Street and take the first turning left by the Army & Navy Careers Information. Proceed along this road, bear right and then left which brings you into Forth Noweth. Number 6 will be found in the second cul-de-sac on the left.

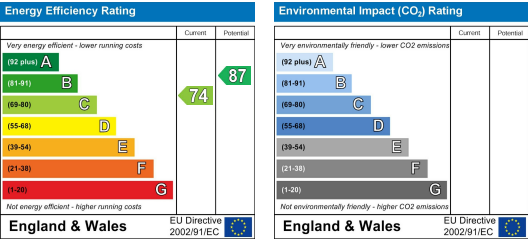
Area Map



Floor Plans



Energy Efficiency Graph



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