



71 Lanner Hill

Lanner, Redruth, TR16 6DD

£250,000



This substantial semi detached house offers family sized accommodation and benefits from three bedrooms, a long lounge/diner, fitted kitchen, bathroom and a second wc. It has oil fired heating and this is complemented by double glazing. Externally there are enclosed gardens, a garage and parking for two vehicles.



Situated on the fringe of this very popular village, this substantial semi detached house has just had the majority of the exterior clad with composite boards. This certainly looks very effective and of course facilitates maintenance. To the first floor there are three bedrooms together with an extra wc and basin. The ground floor has a long hallway with coloured glass doors and this gives access to a generous lounge/dining room with a fine focal granite fire surround and an inset stove (not operative). The kitchen is well appointed and beyond this there is a bathroom. Double glazing is provided and it has oil fired heating. There is a garden to the front and side and two sets of steps lead to the road and the garage. Access is given via a pathway if required to Lanner village which has popular schooling, shops and travelling facilities.

ENTRANCE VESTIBULE

Approached via a partially double glazed door. Laminate flooring and coloured glass door to:

HALLWAY

Laminate flooring, stairs to the first floor, an understairs cupboard and a radiator.

LOUNGE/DINER

21'5" x 11'4" at the widest point (6.55m x 3.46m at the widest point)
A lovely room with a dual aspect and French doors to the side. Focal point granite floor to ceiling fireplace with an inset stove (this is not functional). Laminate flooring, open beamed ceiling and two radiators.

KITCHEN

13'3" x 5'9" (4.06m x 1.77m)
Comprehensively fitted with a one and a half bowl sink unit plus ample working surfaces with storage beneath and tiled backs. There is a fitted oven, hob and cooker hood together with further space for white goods. Door to the side.

BATHROOM

Panelled bath with a tiled surround, an electric shower and a screen. Pedestal wash hand basin with a splash back and a low level wc. Ladder radiator.

FIRST FLOOR

BEDROOM 1

11'1" x 10'0" (3.40m x 3.06m)
With a radiator.

BEDROOM 2

12'0" x 10'3" (3.68m x 3.14m)
With a lovely cast fire surround and a radiator.

BEDROOM 3

8'10" x 8'6" (2.70m x 2.60m)
With a radiator.

LANDING

With a wc and a wash hand basin.

OUTSIDE

To the rear of the property there is a GARAGE 5.60m x 3.30m (18'4 x 10'9) with power connected and an up and over door plus a hard standing for two vehicles. Steps will then take you down to the property itself which has a good sized garden running to one side with a further area to the front. It is well screened from the main road by substantial fencing. To the side there is a covered oil boiler and a gravelled area.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, over the top of Lanner Hill and bear first left into Pennance Road. Take the first right into Valley View and the property will be found at the bottom of the next cul-de-sac on the right.

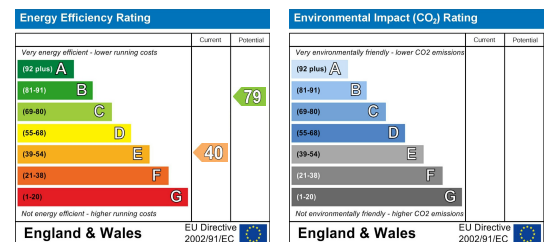
Area Map



Floor Plans



Energy Efficiency Graph



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