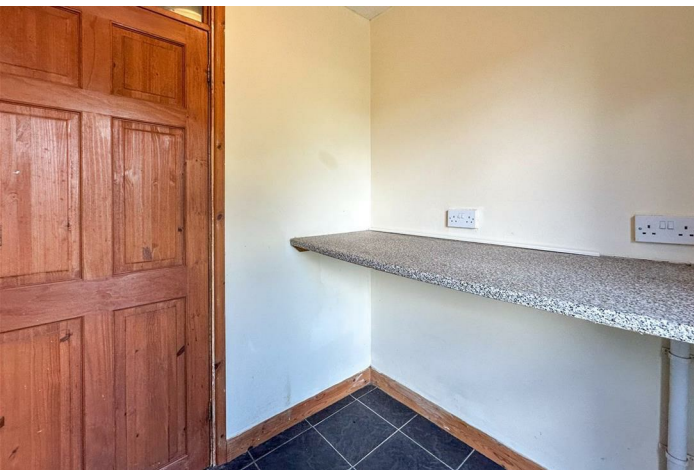


89 Albion Road
Helston, TR13 8JL







89 Albion Road Helston, TR13 8JL

This three bedroom end terraced home offers spacious accommodation, ideally suited for family living, and is conveniently located within easy reach of the town centre and primary school. While the property would benefit from modernisation throughout, it presents an exciting opportunity to create a home tailored to your own taste and style. The light and airy living room provides a welcoming space to relax, while the kitchen offers ample storage and functionality. A separate utility room adds further convenience, keeping white goods neatly out of sight. Upstairs, you'll find three well proportioned bedrooms, with built in wardrobes, and a generously sized family bathroom complete with both a bath and separate shower.

One of the standout features is the enclosed rear garden, which is notably larger than average for the area, offering a blank canvas ready to be landscaped and transformed into a wonderful outdoor space.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price- £190,000

Location

Helston is famed for its historic Flora Day celebrations on 8 May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer. The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

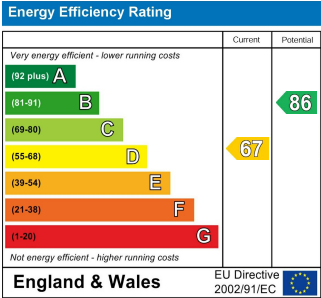
Accommodation

Entrance Hallway
Living Room
Kitchen/Diner
Utility Room
Stairs to Landing
Bathroom
Bedroom One
Bedroom Two
Bedroom Three

Outside

Occupying a generous corner plot, this larger than average garden offers a fantastic sense of privacy, with shrubs lining the boundaries. Featuring both patio and lawned areas, it presents a blank canvas ready to unleash its full potential





Services

Mains water, drainage and electricity. Gas central heating.

Council Tax Band- A**What3Words**

///rinses.trappings.springing

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

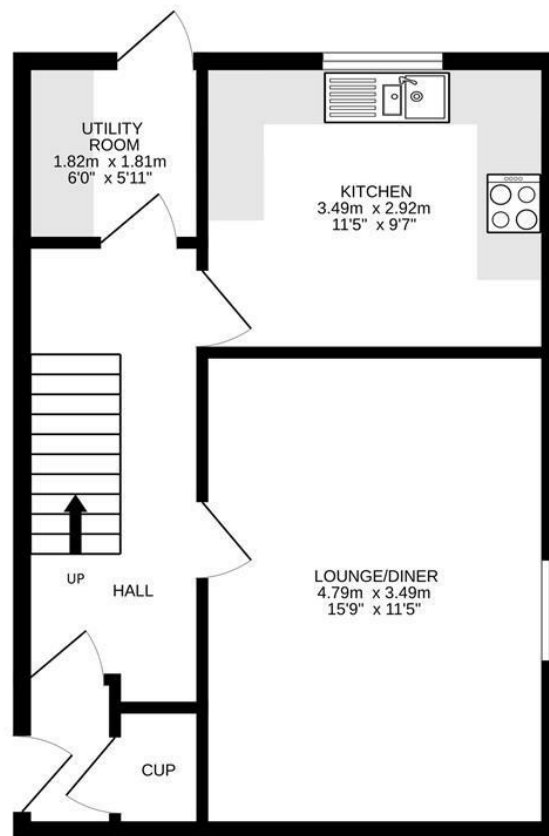
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

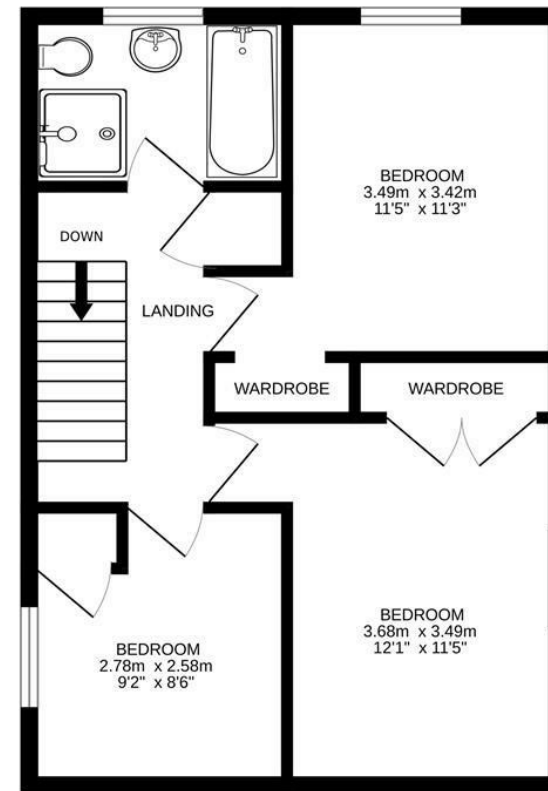
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

