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BILL BANNISTER

Sales & Lettings



55 Knights Way

Mount Ambrose, Redruth, TR15 1PA

Guide price £235,000



Situated on the Truro side of Redruth, this modern terraced house offers well presented family sized accommodation. It benefits from three bedrooms, a lounge/diner, kitchen and a first floor bathroom. The property is double glazed and this is complemented by electric heating. Externally there is an open plan front garden and a well enclosed rear garden.



We are pleased to offer this three bedroom terraced house situated on the outskirts of Redruth in a cul-de-sac location. It has a well fitted kitchen, an open plan lounge/diner and the rear garden is enclosed being suitable for children and pets alike. There is electric heating and double glazing throughout. The property is approximately a mile from the town centre where you will find shops, the mainline railway station and a main bus route.

ENTRANCE PORCH

Storm porch with decorative UPVC door leading to

ENTRANCE HALLWAY

Fuse box. Stairs to first floor. Door leading to:

LOUNGE/DINER

LOUNGE AREA

12'1" x 14'7" (3.70m x 4.47m)

Dimplex Quantam wall mounted panel heater. Double glazed window. Understairs cupboard with shelves and power.

DINING AREA

8'2" x 8'5" (2.50m x 2.57m)

Dimplex Quantam wall mounted panel heater. UPVC French doors leading to the rear patio area. Archway to:

KITCHEN

7'6" x 7'11" (2.31m x 2.42m)

A range of eye level and base units. Work surfaces with a wooden trim and a tiled surround. Space and plumbing for white goods. Single stainless steel sink and drainer. Tiled floor. Double glazed window.

FIRST FLOOR LANDING

Dimplex Quantam wall mounted panel heater. Built in airing cupboard housing the hot water cylinder and shelving. Doors leading to:

BATHROOM

6'1" x 5'5" (1.87m x 1.67m)

Panelled bath with a wall mounted Triton T80 electric shower and a decorative glass screen. Tiled surround. Low level WC. Pedestal wash hand basin with tiled surround. Manrose Gold extractor fan. Obscure glazed window.

BEDROOM 1

8'10" x 12'11" (2.70m x 3.95m)

Wall mounted panel heater. Double glazed window.

BEDROOM 2

8'9" x 10'2" (2.69m x 3.11m)

Wall mounted panel heater. Double glazed window.

BEDROOM 3

6'6" x 8'5" (2.00m x 2.58m)

Newlec wall mounted panel heater. Built-in cupboard over the stairs. Double glazed window.

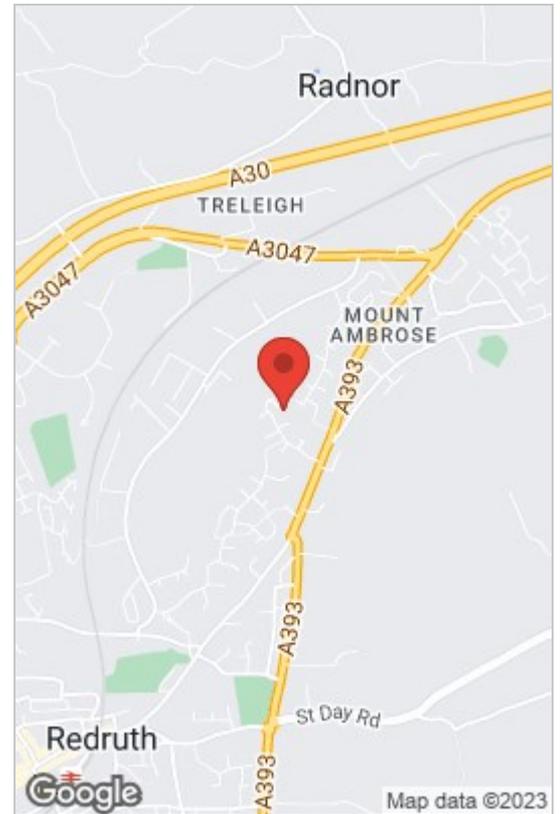
OUTSIDE

To the front of the property there is a pathway and a lawned area. To the rear there is a paved patio area with steps leading to a raised area with astro turf, raised borders and fencing panels making it enclosed.

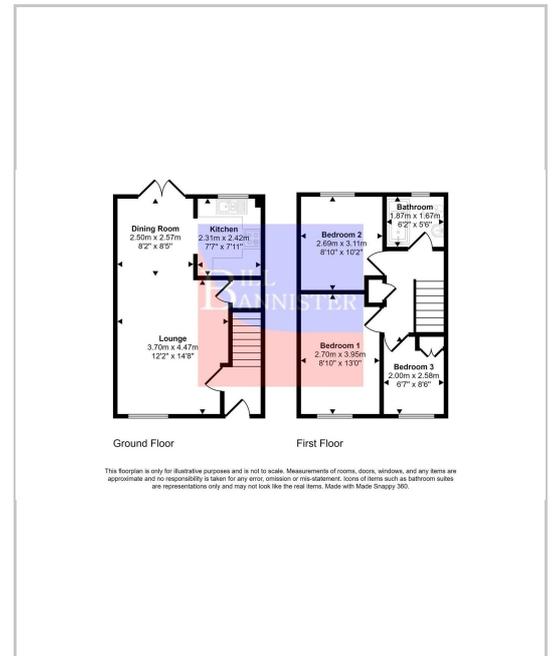
DIRECTIONS

With Redruth railway station on your right proceed into Higher Fore Street and at the junction proceed straight ahead through East End, up Bullers Terrace and at the top of the hill go across the mini roundabout and take the first turning on the left into Knights Way. Go right to the bottom and follow the road around to the right where the property will be found in front of you.

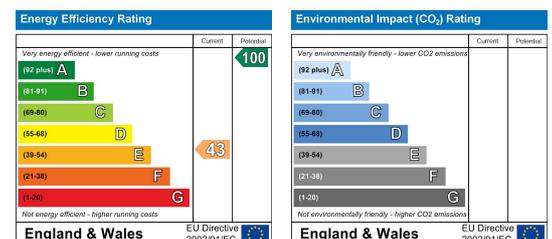
Area Map



Floor Plans



Energy Efficiency Graph



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