

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



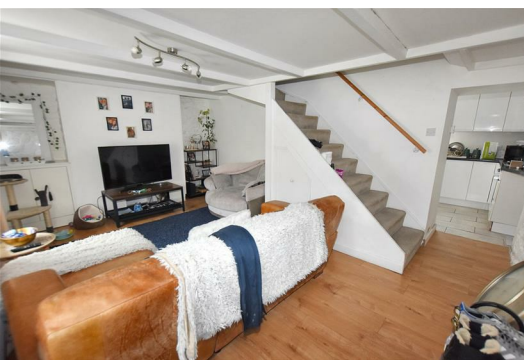
37 North Street

Redruth, TR15 1HJ

Guide price £155,000



Ideal for first time buyers or perhaps investment purposes, this semi detached house is situated in a convenient location with level access to the town centre. The property offers two bedrooms, a lounge, fitted kitchen/diner, a utility room and a shower room. It is double glazed and this is complemented by gas fired heating. Externally there is a well enclosed rear garden with a raised decked area.



Situated within easy access of shopping facilities, bus services and the A30, this two bedroom semi detached house has been the subject of updating and improvement in recent years. The lounge has alcoves with cupboard space together with an open joist ceiling. The kitchen/diner is fitted with a good range of units including an oven, hob and hood. There is a ground floor shower room and two bedrooms to the first floor, both with fitted cupboards. Externally there is an area of land to the front and a side gate leads to a lawned rear garden with a raised decked patio area. Please note that the next door property has a pedestrian right of way behind the house.

LOUNGE

15'5" x 12'2" (4.71m x 3.73m)
With a upvc front door, two alcoves with one having a half cupboard and understairs storage facilities. Open joist ceiling and a radiator.

KITCHEN

13'3" x 7'10" (4.04m x 2.39m)
Single drainer sink unit plus an array of working surfaces having cupboards and drawers beneath plus complementary eye level units. Wall mounted gas boiler, tiled floor, a radiator and spot lighting.

SHOWER ROOM

5'1" x 7'4" (1.57m x 2.24m)
A mains shower with a curtain and rail. Enclosed wash hand basin and a wc. Ladder radiator, tiled floor and an extractor fan.

REAR PORCH/UTILITY

4'9" x 5'1" (1.45m x 1.55m)
With a tiled floor and space for white goods. Door to the rear garden.

FIRST FLOOR

BEDROOM 1

8'0" x 9'0" (2.45m x 2.75m)
Built-in cupboard and a radiator.

BEDROOM 2

8'5" x 9'2" (2.58m x 2.80m)
Built-in cupboard and a radiator.

OUTSIDE

To the front there are flower borders with a gate and a path leading to the front door. A side access leads to the rear garden and the next door property has a right of way here. Beyond the path is a lawned garden and a store together with a raised decked area taking advantage of the summer sunshine.

DIRECTIONS

Leaving the A30 at Avers roundabout take the turning left just after Aldi. Proceed along passing a convenience store on the right hand side and the property will be found a little further down on the right.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity, mains gas heating.

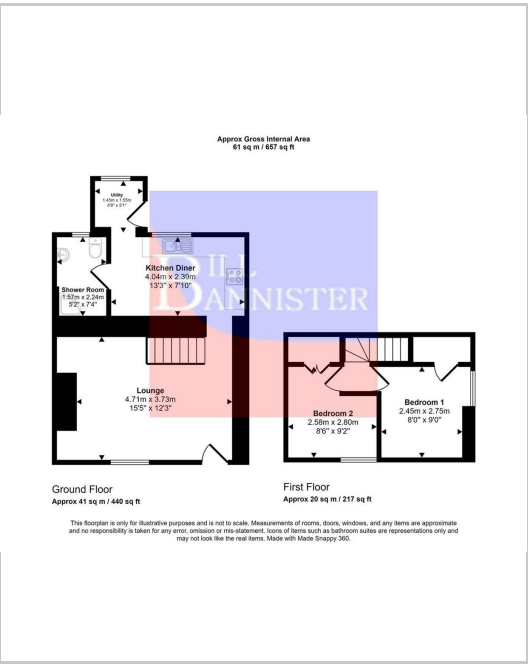
Broadband highest available download speeds - Standard 16 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Likely, O2 Likely, Vodafone Likely (sourced from Ofcom).

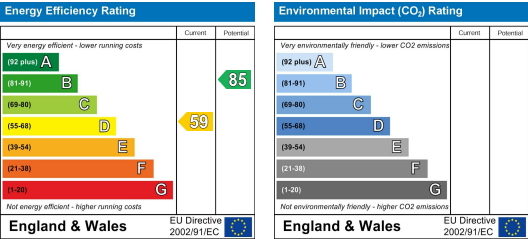
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.