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# BILL BANNISTER

Sales & Lettings



## 74 Albany Road

Redruth, TR15 2HY

**Guide price £240,000**



Offered for sale with no onward chain, this substantial semi detached house is situated in a very popular residential location and would now benefit from updating and improvement to make a fine family home. It offers four bedrooms and a bathroom to the first floor with three living rooms, a kitchen and shower room to the ground floor. Externally there are gardens to both front and rear plus the bonus of a garage.





Set back from the road in a most popular tree lined area, this property is offered with the benefit of being chain free. Having been the in the same ownership for many years, it is now ready for the new purchaser to update and improve to their own requirements. This semi detached bay windowed house has four bedrooms to the first floor together with a family bathroom. To the ground floor there is an entrance hallway, three reception rooms, a kitchen and a shower room. The dining room has an interesting fireplace and there is probably original tiling to the hallway with the main reception room having a lovely coved ceiling and centre rose. Hot water is by a gas boiler and one or two rooms have independent gas fires. Both the hallway and breakfast room doors have coloured glass and again could possibly be original. Externally there are front and rear gardens together with a garage. The property backs onto Victoria Park with its well known bowling green. The town centre is within half a mile where you will find an excellent range of shops and travelling facilities.

ENTRANCE VESTIBULE

Half glazed door with inset coloured glass to:

HALLWAY

Stairs to the first floor with storage beneath. A lovely tiled floor.

LOUNGE

12'9" x 11'4" into bay (3.89m x 3.47m into bay)  
A lovely coved ceiling with a centre rose and a focal fireplace with an inset gas fire.

DINING ROOM

11'3" x 12'3" (3.44m x 3.74m)  
With an interesting fireplace.

BREAKFAST ROOM

12'2" x 11'2" (3.73m x 3.41m)  
Approached by a part coloured glazed door. Fireplace with alcoves, a parquet floor and a deep understairs cupboard. Double glazed door to the exterior.

KITCHEN

12'6" x 7'5" (3.82m x 2.27m)  
One and a half bowl sink unit plus working surfaces with cupboards and drawers beneath and a complementary double cupboard. Pine clad wall and some tiling. Glass cupboard.

SHOWER ROOM

With a mains shower, a wash hand basin and wc. Gas water heater.

FIRST FLOOR

BEDROOM 1

10'8" x 13'5" into bay (3.26m x 4.10m into bay)  
Bay window and a gas fire.

BEDROOM 2

11'7" x 11'8" (3.55m x 3.56m)

BEDROOM 3

8'5" x 12'1" (2.57m x 3.69m)

BEDROOM 4

6'2" x 8'9" (1.89m x 2.68m)

LANDING

With a built-in cupboard.

BATHROOM

Panelled bath with a half tiled surround, a wash hand basin with some wall tiling and a wc. Electric towel rail and a fan heater.

OUTSIDE

A front gate leads to a central path and to the right hand side there is a fish pond. A side gate leads to a rear court with a laundry room. A garage is provided with a pedestrian door to the side and this opens out to the rear service lane. Above this is Victoria Park. The rear garden is well enclosed and established.

DIRECTIONS

From our office proceed along Penryn Street turning left at the traffic lights into Station Hill. Turn right at the lights under the iron bridge into Bond Street. Continue along into Clinton Road and turn left into Park Road. At the junction with Albany Road bear left and the property will be found immediately on the right hand side.

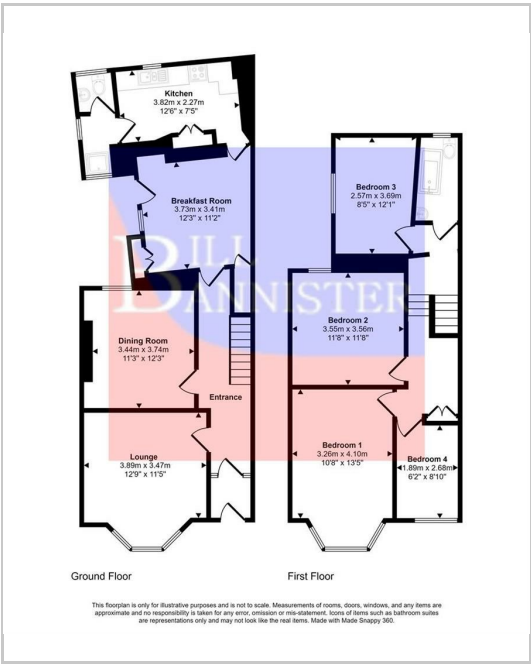
AGENTS NOTE

Please note that under the Estate Agents Act 1979, the vendor is a 'connected person'.

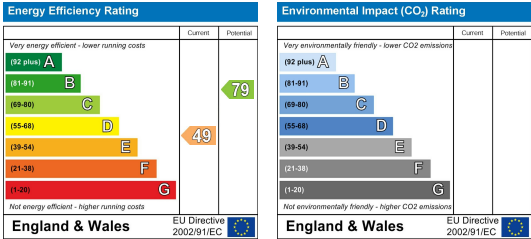
Area Map



Floor Plans



Energy Efficiency Graph



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