

SEMI-DETACHED

£235,000



HALLANE ROAD ST AUSTELL PL25 3EL

THREE BEDROOM SEMI-DETACHED HOUSE

This appealing property is located on a popular estate on the outskirts of St Austell. The property is available chain free and has been extended in recent years to create an additional sun room.

In brief the property comprises:

Entrance Hall, Living Room, Kitchen/Diner, Sun Room and to the first floor, 3 Bedrooms and Bathroom. The property also benefits from uPVC double glazing, gardens front and rear, driveway parking and detached garage.

Early Viewing Recommended
*** No Onward Chain ***

Key Features

3 Bedrooms

Lounge with Good
Natural Light

Generous
Kitchen/Diner

Sun Room Extension

Parking and Garage

Gardens
Front and Rear

About The Property and Location

Hallane Road is a popular residential estate of similar properties and is located close to amenities with a play space with equipment on the estate. The property has recently been painted throughout and is available with no onward chain. Within a short distance there are supermarkets, independent shops and primary schools. The town centre is approx 1 mile distant and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Hallway

uPVC double glazed door with canopy over. Stairs to first floor. Double glazed doors leading into the living room. Gas wall heater.

Living Room

13' 5" x 12' 6" (4.1m x 3.8m)

uPVC double glazed window to the front elevation providing generous natural light. Modern fire surround with fitted electric fire. Understairs storage cupboard. Attractive archway leading to:

Kitchen/Diner

15' 9" x 10' 6" (4.8m x 3.2m)

A range of units in oak comprising wall, drawer and base units with worktop over incorporating stainless steel sink. Built-in electric oven. Gas hob with stainless steel and glazed canopy extractor over. Space and plumbing for a washing machine and a dishwasher. Space for fridge/freezer. uPVC double glazed window to the side elevation. Part-tiled walls. Wood effect vinyl flooring. Inset ceiling spotlights. uPVC double glazed sliding patio doors to:-

Sun Room

14' 1" x 7' 10" (4.3m x 2.4m) max

Appealing room with uPVC double glazed full-height picture windows with top openers giving views of the garden. uPVC double glazed door to the garden. Further uPVC double glazed window to the side. Tiled floor. Gas wall heater.

First Floor Landing

uPVC double glazed window to the side elevation providing good natural light to the landing. White panel doors to all bedrooms and bathroom. Access to the loft.

Bathroom

6' 3" x 6' 3" (1.9m x 1.9m)

uPVC double glazed window to the rear elevation. White suite comprising low level WC, pedestal wash-hand basin and bath with Mira electric shower over and glass shower screen. Fully tiled walls. Inset ceiling spotlights. Wall heater.

Bedroom

12' 6" x 11' 2" (3.8m x 3.4m)

max into wardrobe recess

uPVC double glazed window to the rear elevation.

Bedroom

14' 9" x 8' 6" (4.5m x 2.6m)

max into wardrobe recess

uPVC double glazed window to the front elevation.

Bedroom

9' 10" x 6' 11" (3.0m x 2.1m) max

Built-in airing cupboard with shelving and housing the hot water storage cylinder. uPVC double glazed window to the front elevation.

Exterior

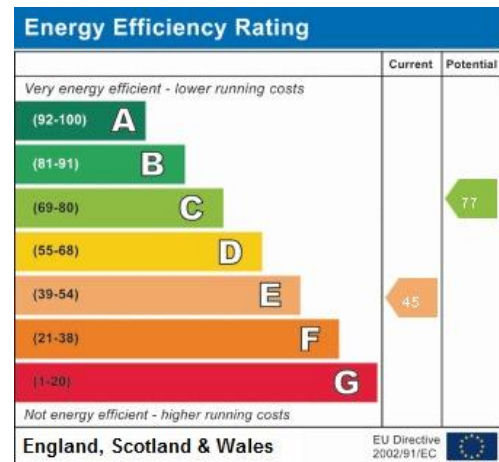
To the front of the property is an area of lawn with shrub borders. Outside tap. A garden gate leads to the enclosed rear garden which is laid mainly to lawn with established shrubs and fence borders. There is a small paved seating area giving access to the sun room.

Garage and Parking

A shingle and paved driveway providing parking for 3 cars gives access to a single detached garage.

Additional Information

EPC 'E'



Council Tax Band 'B'

Services – Mains Electric

What 3 words - ///curtains.jazzy.dumplings

Property Age – 1970s

Tenure - Freehold

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Entrance Hall



Lounge



Kitchen Diner



Kitchen Diner



Sun Room



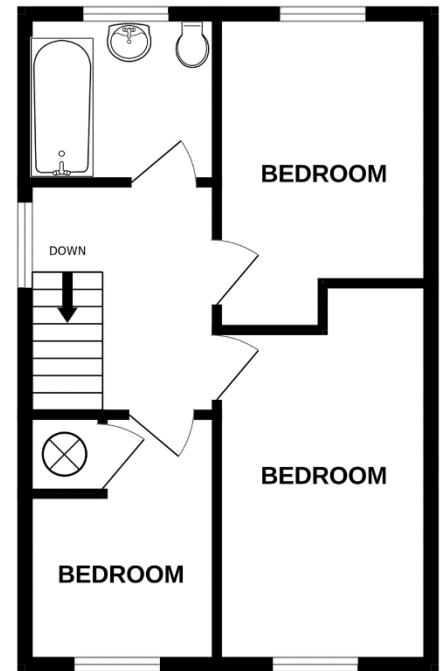
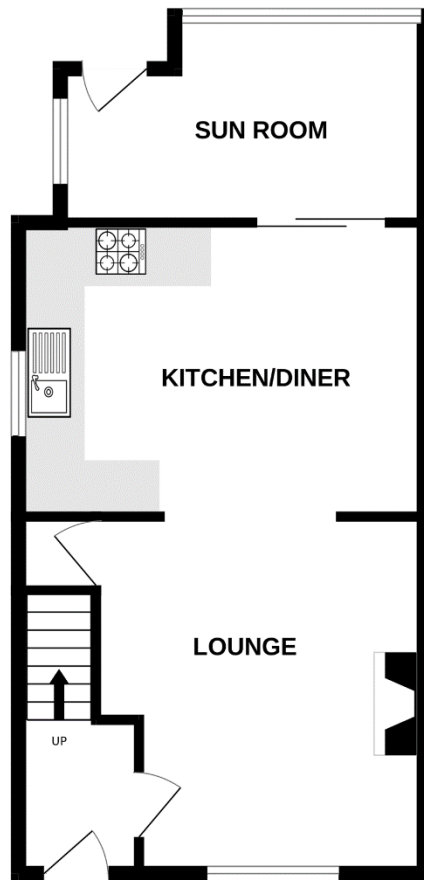
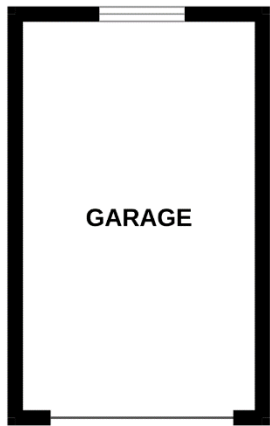
Bathroom



Front Bedroom



Garden



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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