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**North Street,  
Redruth**

**£210,000  
Freehold**







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## **Property Introduction**

This character cottage, which is presented to a high standard throughout offers a mix of original features together with a contemporary style. The useful entrance porch opens onto a lounge which focuses on a floor to ceiling granite lintel fireplace together with a beamed ceiling. There is a remodelled kitchen/diner and leading from the utility is a contemporary style shower room. One will find two bedrooms on the first floor, double glazing and a gas fired central heating system.

To the outside the low maintenance front garden incorporates off-street parking, the rear garden is attractively laid out, of a generous size for this type of property and is well stocked with attractive shrubs. Viewing our interactive virtual tour is strongly recommended prior to a closer inspection.

## **Location**

Ideal for the first time buyer, this delightful terraced cottage is conveniently located for access to the A30 and Redruth town centre. A late night convenience store is located in North Street and Redruth offers an eclectic mix of both local and national shopping outlets together with banks, a Post Office and a mainline Railway Station which connects with London Paddington and the north of England. Schooling for all ages is within walking distance and an out of town superstore is within a short drive.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

#### **ENTRANCE PORCH**

uPVC double glazed window to the front. Half panelled walls and part glazed door opening to:-

#### **LOUNGE 16' 3" x 13' 4" (4.95m x 4.06m) maximum measurements**

uPVC double glazed window to the front. Focusing on a floor to ceiling stone fireplace housing a gas fire. Open beamed ceiling, painted stone walls and staircase to first floor. Radiator and doorway through to:-



### **KITCHEN/DINER 13' 1" x 8' 10" (3.98m x 2.69m) maximum measurements**

Double glazed 'Velux' roof light. Remodelled with a range of eye level and base high gloss white units having adjoining square edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Gas cooker point, integrated fridge and radiator. Stable door to side and doorway through to:-

### **UTILITY VESTIBULE 6' 11" x 4' 0" (2.11m x 1.22m) maximum measurements**

uPVC double glazed window to the rear. Half panelled walls, storage cupboard and space and plumbing for an automatic washing machine. Wall mounted 'Worcester' combination gas boiler. Door to:-

### **SHOWER ROOM**

uPVC double glazed window to the rear. Recently restyled with a close coupled WC, pedestal wash hand basin and oversize door less entry shower cubicle with plumbed shower incorporating a rain head. Extensive shower boarding to walls. Beamed ceiling and radiator. Recessed hidden storage.

### **FIRST FLOOR LANDING**

Dado rail and exposed beams. Doors opening to:-

### **BEDROOM ONE 10' 8" x 9' 7" (3.25m x 2.92m) plus recesses**

uPVC double glazed window to the front. Featuring a recessed wardrobe, part stone walling and part panelled walls. Beamed ceiling and radiator.

### **BEDROOM TWO 11' 6" x 9' 10" (3.50m x 2.99m) L-shaped, maximum measurements**

uPVC double glazed window to the front. Dado rail, painted stone walling and recessed wardrobe. Radiator and access to loft space.

### **OUTSIDE FRONT**

Designed to be low in maintenance there are raised gravelled beds with mature shrubs and parking for one vehicle. A shared pedestrian access leads to one side of the property.

### **REAR GARDEN**

The rear garden is enclosed, there is a covered passageway ideal for storage of bins etc and immediately to the rear of the property a gravelled seating area with steps up to the remainder of the garden which is mainly lawned and well stocked with mature shrubbery. Leading from here one will find enclosed paved seating and access to a storage shed.

### **SERVICES**

Mains water, mains drainage, mains electric and mains gas.

### **AGENT'S NOTE**

Please be advised the Council Tax band for the property is band 'A'.

### **DIRECTIONS**

From Redruth Railway Station proceed up the hill and at a give way junction bear left into East End, take the next left into Drump Road and continue under the railway bridge, passing the school and then turning right at a mini-roundabout heading towards North Street. The property will be identified on the right hand side by our for sale board. If using What3words:- survive.loafing.fewer

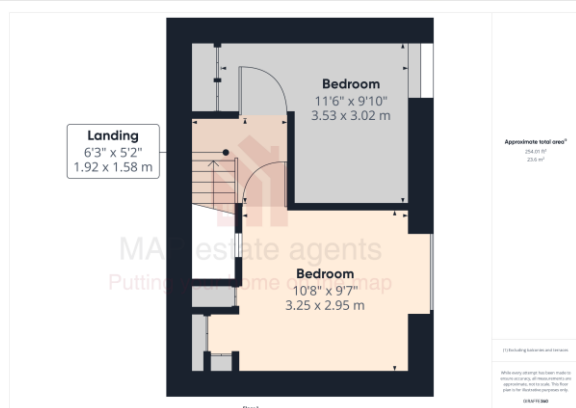


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Delightful terraced cottage
- Two bedrooms
- Lounge with granite lintel fireplace
- Remodelled kitchen/diner
- Contemporary style shower room
- Gas central heating
- Double glazing
- Attractive enclosed rear garden
- Front garden and paring
- Ideal first home



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