

GROUND FLOOR

1ST FLOOR



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60 CURRIAN ROAD, NANPEAN, ST AUSTELL, CORNWALL PL26 7YB

PRICE £125,000



FOR COMPLETE RENOVATION IS THIS MID TERRACED STONE BUILT HOUSE SITUATED IN A POPULAR VILLAGE OFFERING GOODSIZED FAMILY ACCOMMODATION WITH LARGE REAR GARDEN AND PARKING.

IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LOUNGE WITH SEPARATE DINING AREA, KITCHEN ,UTILITY AREA, THREE BEDROOMS AND BATHROOM.

RAISED FRONT GARDEN AND REAR ACCESS TO A LARGE LEVEL REAR GARDEN WITH PARKING AND SPACE FOR THE ERECTION OF A GARAGE.

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### The Property

For complete renovation is this mid terraced stone built house situated in a popular village offering goodsized family accommodation with large rear garden and parking.

In brief the accommodation comprises of Entrance hall, lounge with separate dining area, kitchen ,utility area, three bedrooms and bathroom.

Raised front garden and rear access to a large level rear garden with parking and space for the erection of a garage.

### Room Descriptions

#### Entrance Porch

With full glazed U.p.v.c. door, full glazed door to the entrance hall.

#### Entrance Hall

With night storage heater, stairs to the first floor.

#### Lounge

13' 6" x 10' 8" (4.11m x 3.25m)  
Fireplace with marble effect hearth and cupboards to either side, Square arch with small paned glazed doors to the dining room, window to the front.

#### Dining Room

14' 0" x 12' 0" (4.27m x 3.66m)  
Open beamed ceiling, fireplace, window to the rear, under stairs cupboard.

#### Kitchen

7' 10" x 8' 0" (2.39m x 2.44m)  
Window to the rear, door leading to the side utility room.

#### Utility Room.

8' 8" x 7' 10" (2.64m x 2.39m) With perspex roof, part glazed door to the rear garden.

#### Bathroom

8' 0" x 7' 10" (2.44m x 2.39m)  
Three piece suite, large window to the rear, airing cupboard.

#### Bedroom 2

11' 0" x 9' 6" (3.35m x 2.90m)  
Window to the rear.

#### Bedroom 1

13' 5" x 10' 0" (4.09m x 3.05m)  
Window to the front.

#### Bedroom 3

7' 6" x 10' 0" (2.29m x 3.05m)  
Window to the front.

#### Outside

There are steps leading to the front door with a small lawn, whilst to the rear a large level garden with potential for garage to be built and parking easily available.