

GROUND FLOOR

1ST FLOOR



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

PRICE £120,000



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

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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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.

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.