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SHELLEY ROAD, ST AUSTELL, CORNWALL PL25 3JG

PRICE £220,000



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A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN A VERY CONVENIENT LOCATION CLOSE TO A LARGE RANGE OF SHOPS AND SCHOOLS WITHIN THE HOLMBUSH AREA, JUST MINUTES FROM CHARLESTOWN AND CARLYON BAY BEACHES. FEATURING A BRIGHT DUAL-ASPECT LOUNGE/DINER, MODERN KITCHEN, AND FAMILY BATHROOM, PLUS GARAGE, PARKING, AND LOW-MAINTENANCE GARDENS FRONT AND BACK—IDEAL FOR EASY LIVING NEAR SHOPS AND SCHOOLS.

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The Property

A well presented three bedroom semi detached house situated in a prime position close to a large range of shops and schools within the Holmbush area, just minutes away from Charlestown and Carlyon Bay Beaches.

In brief the accommodation comprises of Entrance hall, dual aspect lounge/dining room, well fitted kitchen, landing, three bedrooms and bathroom. The property features sleek oak finished internal doors, new slimline electric heating, and UPVC windows and doors. Outside, enjoy the ease of a paved rear garden and smart artificial turf front, complete with garage and parking.

Room Descriptions

Entrance Hall

With a Upvc double glazed door leading to the entrance hall, stairs to the first floor, door leading through to the lounge.

Lounge/Dining Room

7.3m x 3.07m (23' 11" x 10' 1")
7.3m x 3.07m A well lit room with large windows to the front and rear.

Kitchen

(10' 8" x 7' 9") 3.25m x 2.36m
Nicely fitted with a range of cream coloured fronted base units and high level cupboards with white tiled splashback, oven, hob and extractor, space and plumbing for washing machine and dishwasher, window to the rear, half glazed door to the side.

Landing

With roof access, airing cupboard.

Bedroom 1

(12' 9" x 10' 0") 3.89m x 3.05m
With window to the front.

Bedroom 2

(10' 11" x 9' 1") 3.33m x 2.77m
Window to the rear.

Bedroom 3

(8' 8" x 5' 11") 2.64m x 1.8m With window to the front, useful storage wardrobe.

Bathroom

(6' 11" x 5' 6") 2.1m x 1.68m Fitted with a White three piece suite comprising, panelled bath, low level W.C. wash hand basin, partially tiled walls, window to the rear.

Garage

(14' 9" x 8' 2") 4.5m x 2.5m With metal up and over door.

Outside

To the front of the property is a wooden fence and gate which provides access to an astro turf lawn area. There is a paved pathway which leads to the side kitchen door and then to the rear garden area. The rear garden is paved in two sections which then leads down to the parking area and garage. The whole area is maintenance free.