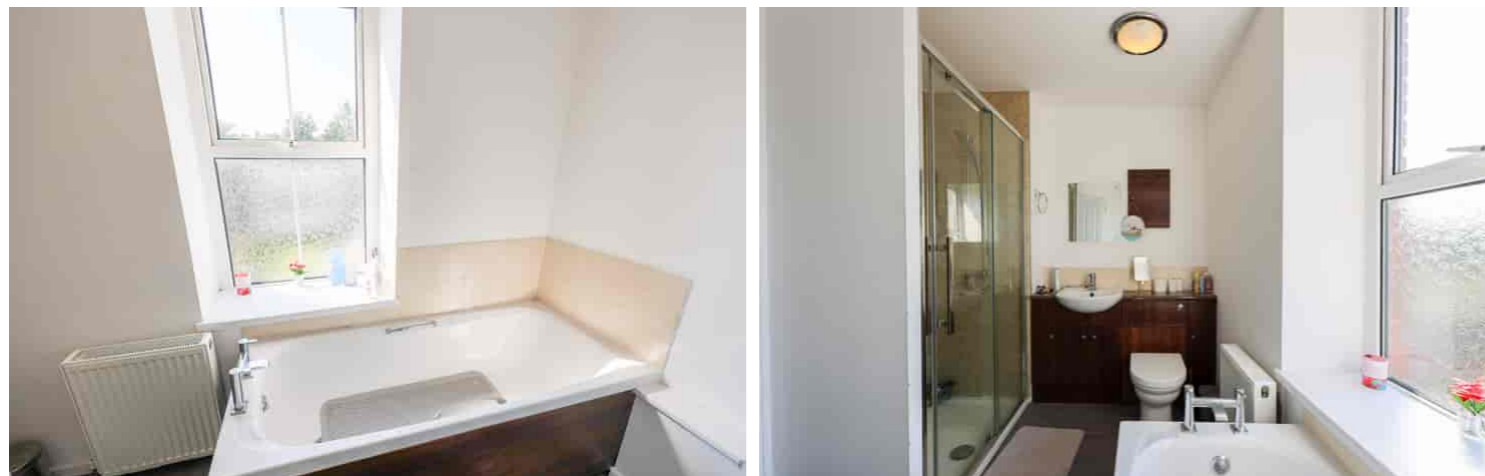


61 MOORLAND ROAD, ST AUSTELL, CORNWALL PL25 5BS

PRICE £225,000



A WELL PRESENTED MID TERRACED OLDER STLYE HOUSE CONVENIENTLY LOCATED CLOSE TO ALL AMENITIES WITHIN THE TOWN AREA. THE PROPERTY OFFERS GAS FIRED CENTRAL HEATING AND UPVC WINDOWS THROUGHOUT. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LOUNGE WITH ARCH TO THE DINING ROOM, MODERN KITCHEN, BATHROOM WITH SEPARATE SHOWER, TWO BEDROOMS TO THE FIRST FLOOR AND LARGE ATTIC BEDROOM. OUTSIDE ENCLOSED LEVEL SUNNY GARDEN, GARAGE.

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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The Property

A well presented mid terraced older style house conveniently located close to all amenities within the town area. The property offers gas fired central heating and UPVC windows throughout. In brief the accommodation comprises of entrance hall, lounge with arch to the dining room, modern kitchen, bathroom with separate shower, two bedrooms to the first floor and large attic bedroom. Outside enclosed level sunny garden, garage.

Outside, the gardens are mainly to the rear where there is a good sized paved patio area and leading on to an expanse of lawn. At the rear of the garden is a good sized garage and parking space.

Room Descriptions

Entrance Hall

Good immediate reception area with door to hallway, stairs to the first floor. Radiator and door to lounge/dining room which in turns leads through to kitchen.

Lounge

14' 0" x 10' 6" (4.26m x 3.20m) Including chimney breast housing feature Victorian style fireplace. Radiator and window to front. Large opening to dining room.

Dining Room

12' 10" x 9' 11" (3.91m x 3.02m) To face of chimney breast with recessed cupboards either side, one housing gas fired boiler. Good sized dining area being light and attractive via French doors to rear leading to rear garden. Door to understairs storage cupboard and door to kitchen.

Kitchen

12' 10" x 9' 11" (3.91m x 3.02m) To face of chimney breast with recessed cupboards either side, one housing gas fired boiler. Good sized dining area being light and attractive via French doors to rear leading to rear garden. Door to understairs storage cupboard and door to kitchen.

Landing

Doors off to both bedrooms and bathroom. Turning staircase leading to loft room. Window to rear at half landing.

Bathroom

10' 4" x 6' 4" (3.15m x 1.93m) Maximum. Plus shower cubicle recess and door to recessed cupboard. Fitted with a modern white suite comprising acrylic back double shower cubicle with glazed screen, vanity unit incorporating wash basin and concealed WC. Radiator and window to rear. Panelled bath with tiled splashback.

Bedroom 1

10' 8" x 9' 4" (3.25m x 2.84m) Plus recess. Victorian feature style fireplace, radiator and window to front.

Bedroom 2

10' 8" x 7' 10" (3.25m x 2.39m) Victorian style feature fireplace. Radiator and window to rear.

Bedroom 3/ Attic Room

19' 7" x 17' 1" (5.96m x 5.20m) Maximum. Including staircase area and into limited head height recess. Good additional space which is currently used as a bedroom with two Velux windows to rear.

Garage

14' 0" x 13' 7" (4.26m x 4.14m) Light and power connected. Pedestrian door to rear and window to rear. Roller door to front. To the front of the garage there is a parking space which can be accessed via driving through the Co-op supermarket car park.