

58 SLADES ROAD, ST AUSTELL, CORNWALL PL25 4HD

PRICE £239,950



FOR SALE A LARGER OLDER STYLE FOUR BEDROOM SEMI DETACHED HOUSE VERY CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF LOCAL SHOPS AND SCHOOLS WITHIN THE IMMEDIATE AREA. THE ACCOMMODATION WOULD REQUIRE SOME UPDATING AND IN BRIEF COMPRISES OF SIDE ENTRANCE HALL, LARGE L SHAPED LOUNGE DINING ROOM, KITCHEN, WET ROOM, FIRST FLOOR SHOWER ROOM, FOUR BEDROOMS. OUTSIDE SHARED DRIVEWAY LEADING TO A GARAGE AND REAR PARKING AREA, GENEROUS REAR GARDEN.

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

For sale a larger older style four bedroom semi detached house very conveniently situated within walking distance of local shops and schools within the immediate area. The accommodation would require some updating and in brief comprises of side entrance hall, large L shaped lounge dining room, kitchen, wet room, four bedrooms and first floor shower room. Outside shared driveway leading to a garage and rear parking area, generous rear garden. The property has the benefit of U.p.v.c. windows and doors.

Room Descriptions

Rear Lobby

With half glazed U.p.v.c. door leading to a rear entrance lobby, side window and door leading to a useful storage area and window to the rear. Leading through to the kitchen.

Kitchen

17' 0" x 7' 6" (5.18m x 2.29m) fitted with sink unit, space for oven, recess for a solid fuel Rayburn, further range of kitchen units, stripe light, , door leading through to the main living room, window to the rear.

Lounge/Dining room

14' 0" x 23' 3" (4.27m x 7.09m) Max L shaped, attractive bay window to the front and twin window to the front from the dining area, tiled open fireplace, airing cupboard with a factory lagged tank.

side entrance hall

Half glazed U.p.v.c. door, stairs to the first floor under stairs cupboard, telephone point, window to the front.

Wet Room

5' 0" x 6' 6" (1.52m x 1.98m) Window to the side, low level W.C. vinyl panelled walls, wash hand basin, downflow heater, shower enclosure with Mira Advance shower and extractor.

Landing

Stairs to the first floor with half landing, window, main landing with access to the roof void with ladder, which is boarded, built in shelved storage cupboard,

Bedroom 3

6' 6" x 8' 5" (1.98m x 2.57m) Window to the rear.

Shower Room

5' 4" x 3' 3" (1.63m x 0.99m) Plus shower enclosure, low level W.C. vanity unit with cupboard below, mains shower, window to the rear.

Bedroom

6' 8" x 8' 6" (2.03m x 2.59m) Plus door recess.

Bedroom 2

12' 10" x 10' 5" (3.91m x 3.17m) With two window to the front with distant view over to Polkerris beach, built in wardrobe with shelves.

Bedroom 1

11' 3" x 8' 6" (3.43m x 2.59m) Fitted wardrobe, vanity unit with storage below, Twin windows to the front.

Garage

19' 0" x 9' 0" (5.79m x 2.74m) With metal up and over door, door to the side, window to the rear Two small outbuilding to the rear of the garden.

Outside

To the front of the property is a small raised lawned garden and a shrub border to the side. The driveway is to the left of the property and is part shared by the property next door. To the rear is a concrete parking area for two cars which leads to the semi detached garage and to the right of the garage is a pathway leading to the