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HALLANE ROAD, ST AUSTELL, CORNWALLPL25 3EL

PRICE £240,000



FOR SALE A SEMI DETACHED THREE BEDROOM HOUSE SITUATED ON THIS POPULAR RESIDENTIAL DEVELOPMENT LYING TO THE NORTH EAST OF ST AUSTELL TOWN, CLOSE TO IMMEDIATE SCHOOLS AND SHOPS. THE ACCOMMODATION BENEFITS FROM GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS AND IN BRIEF COMPRISES OF ENTRANCE LOBBY LEADING THROUGH TO THE LOUNGE, OPENING THROUGH TO THE DINING ROOM, KITCHEN, WOODEN REAR PORCH, LANDING, THREE BEDROOMS AND WET ROOM, OUTSIDE GARAGE, DRIVEWAY PARKING AND LEVEL FRONT AND REAR GARDEN. EPC RATING D.



The Property

For sale a semi detached three bedroom house situated on this popular residential development lying to the North East of St Austell town, close to immediate schools and shops. The accommodation benefits from gas central heating and Upvc double glazed windows and in brief comprises of Entrance lobby leading through to the lounge, opening through to the dining room, kitchen, wooden rear porch, landing, three bedrooms and wet room, outside garage, driveway parking and level front and rear garden.

Room Descriptions

Entrance Lobby

With half glazed Upvc door with side screen leading to the entrance lobby, stairs to the first floor, double doors leading into the living room.

Lounge

3.3m x 4.17m (10' 10" x 13' 8")
Open fireplace with wooden surround, window to the front, under stair cupboard, open way through to the dining room.

Dining Room

3.19m x 2.5m (10' 6" x 8' 2")
French Upvc doors leading to the garden, folding doors through to the kitchen.

Kitchen

3.16m x 2.2m (10' 4" x 7' 3") With window to the side, built in larder cupboard, half glazed door to the rear, where there is a timber porch. space and plumbing for washing machine, space for cooker, Worcester mounted gas fired boiler supplying radiators and hot water throughout.

Landing

With roof access, window to the side.

Wet Room

1.87m x 1.87m (6' 2" x 6' 2") With window to the rear, open shower area with electric shower, low level W.C. wash hand basin, partially tiled walls and extractor fan.

Bedroom 2

2.76m x 2.82m (9' 1" x 9' 3")
Window to the rear ,wardrobe recess.

Bedroom 1

3.86m x 2.6m (12' 8" x 8' 6") With wardrobe recess.

Bedroom 3

2.95m x 2.0m (9' 8" x 6' 7")
Window to the front, airing cupboard situated over the stair bulkhead.

Garage

5.2m x 3.57m (17' 1" x 11' 9") with metal door , not working, power and light connected, door to the side.

Outside

To the front is a level garden with brick paved driveway to the side providing access to the garage. There is parking for at least two cars. The rear garden is level with a small lawn area and a variety of shrubs.