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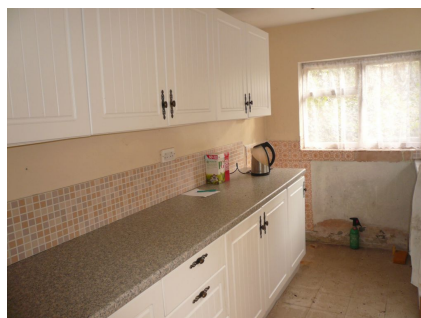
## £95,000

60 Green Lane, Redruth, TR15 1LH



- **IN NEED OF RENOVATION**
- **THREE BEDROOMS**
- **CLOSE TO TOWN**
- **LOUNGE**
- **DINING ROOM**
- **ALL MAINS SERVICES**
- **VACANT POSSESSION**
- **SOME CHARACTER FEATURES**

A three bedroom mid-terraced property in need of renovation to most areas, situated within easy reach of Redruth town with its range of local and national shopping facilities. The accommodation comprises of: - Entrance Hall, Lounge, Dining Room, Rear Lobby, Kitchen, Bathroom/WC and to the first floor there are three bedrooms. The property has a wealth of original features including exposed granite fireplace, beamed ceilings and original sash windows. There is a long garden to the rear with two sheds and a greenhouse. This is an ideal restoration project for a developer or for an owner/occupier. EPC: G.



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# Green Lane, Redruth, TR15 1LH

Accessed via a part glazed wooden front door opening into:-

## ENTRANCE HALL

There is a beamed ceiling with doors to the lounge and to the dining room.

## LOUNGE

**10'4" x 9'7" (3.15m x 2.92m)**

There is a feature open fireplace with cupboard housing the domestic electricity meter to one side and a single glazed sash window to the front.

## DINING ROOM

**14'1" MAX x 10'3" (4.29m x 3.12m)**

A good sized room with stairs rising to the first floor with a storage cupboard below, feature exposed granite fireplace with solid fuel stove, beamed ceiling and a doorway to:-

## REAR LOBBY

There are doors to the Kitchen, Bathroom/WC and a door giving access to the rear garden.

## KITCHEN

**14'0" x 6'10" (4.27m x 2.08m)**

There is a range of wall and base units with work surface over and tiled splash backs, inset stainless steel sink with side drainer, space and plumbing for a washing machine, space for an upright fridge/freezer, electric cooker point, cupboard housing the hot water cylinder, wall mounted fuse box and single glazed windows to the rear and side.

## BATHROOM/WC

The bathroom is mostly tiled and the suite comprises of a panel bath, close coupled WC, Pedestal mounted wash hand basin, wall mounted heater and a single glazed window to the rear.

## FIRST FLOOR

### LANDING

A small landing with doors to all bedrooms.

## BEDROOM ONE

**10'8" x 9'11" (3.25m x 3.02m)**

A double bedroom with a single glazed sash window to the front.

## BEDROOM TWO

**14'10" into alcove x 9'11" (4.52m x 3.02m)**

A good sized second double with a single glazed sash window to the rear.

## BEDROOM THREE

**10'7" x 8'3" (3.23m x 2.51m)**

A useful single bedroom with a single glazed sash window to the front

## OUTSIDE

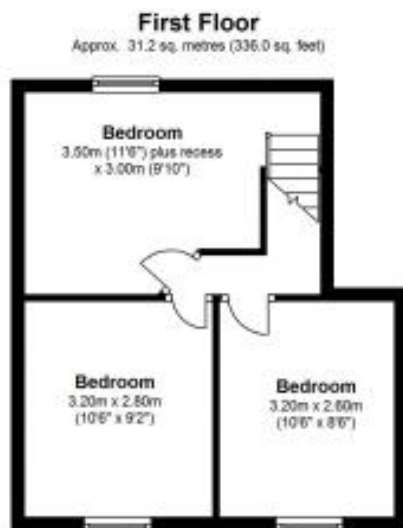
## REAR GARDEN

There is a long, somewhat overgrown, rear garden with two timber sheds and a greenhouse.

## ENERGY EFFICIENCY RATING

This property has been rated as G (19) with a potential rating of D (65).





Total area: approx. 74.2 sq. metres (798.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor-plan, measurements are approximate and no responsibility is taken for any error or omission. The plan is for representation purposes only and should be used as such by any prospective purchaser  
Plan produced using PlanUp.