



Stithians Row | Four Lanes | Redruth | TR16 6LG

Asking Price £250,000



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- No Onward Chain
- 4 Bedrooms
- Log Burner
- Kitchen/Breakfast Room
- Double Glazing
- Semi-Detached House
- Good Size Living Room
- Dining Room
- Rural Views
- Oil Fired Central Heating

Found within the popular village of Four Lanes is this 4 Bedroom Semi-Detached house offered to the market with no onward chain. The property boasts of having views over the local countryside and beyond. The accommodation on offer is as follows: A door opens into the entrance porch with an inner door leading you into the living room having a feature stone fireplace with log burner. From the living room you will find the separate dining room which in turn leads to the good sized kitchen/breakfast room. The kitchen is fitted with a range of white wall and base units having space for the following - Cooker, Fridge/freezer, dishwasher, washing machine, tumble dryer. On the first floor you will find the 4 bedrooms and the family bathroom. To the front of the property a gate opens onto a pathway which leads to the front entrance. The rear garden is of low maintenance with gravel area for parking, there is a storage area plus workshop. Warmed by Oil fired central heating with double glazing.





### Description

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### Location

The village of Four Lanes can be found in West Cornwall approximately 3 miles south of Redruth. There are 2 pubs in the village and a local post office. Four Lanes has a male voice choir which takes part in competitions and festivals. The village also has a local church.

### Entrance Porch

### Living Room

17'2 x 12'4 (5.23m x 3.76m)

### Dining Room

10'11 x 8'9 (3.33m x 2.67m)

### Kitchen/Breakfast Room

17'11 x 11'7 (5.46m x 3.53m)

### Landing



### Bedroom

11'7 x 9'11 (3.53m x 3.02m)

### Bedroom

11'7 x 7 (3.53m x 2.13m)

### Bedroom

12'7 x 9 (3.84m x 2.74m)

### Bedroom

12'9 x 7'11 (3.89m x 2.41m)

### Bathroom

8'9 x 6'9 (2.67m x 2.06m)

### Outside

### Agents Note

Tenure: Freehold

Council Tax Band: B

Heating: Oil Fired Central Heating

EPC: D

Consumer Protection from Unfair Trading Regulations 2008.

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. Measurements are a guide only. 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.

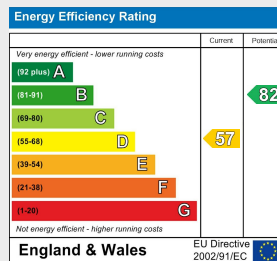
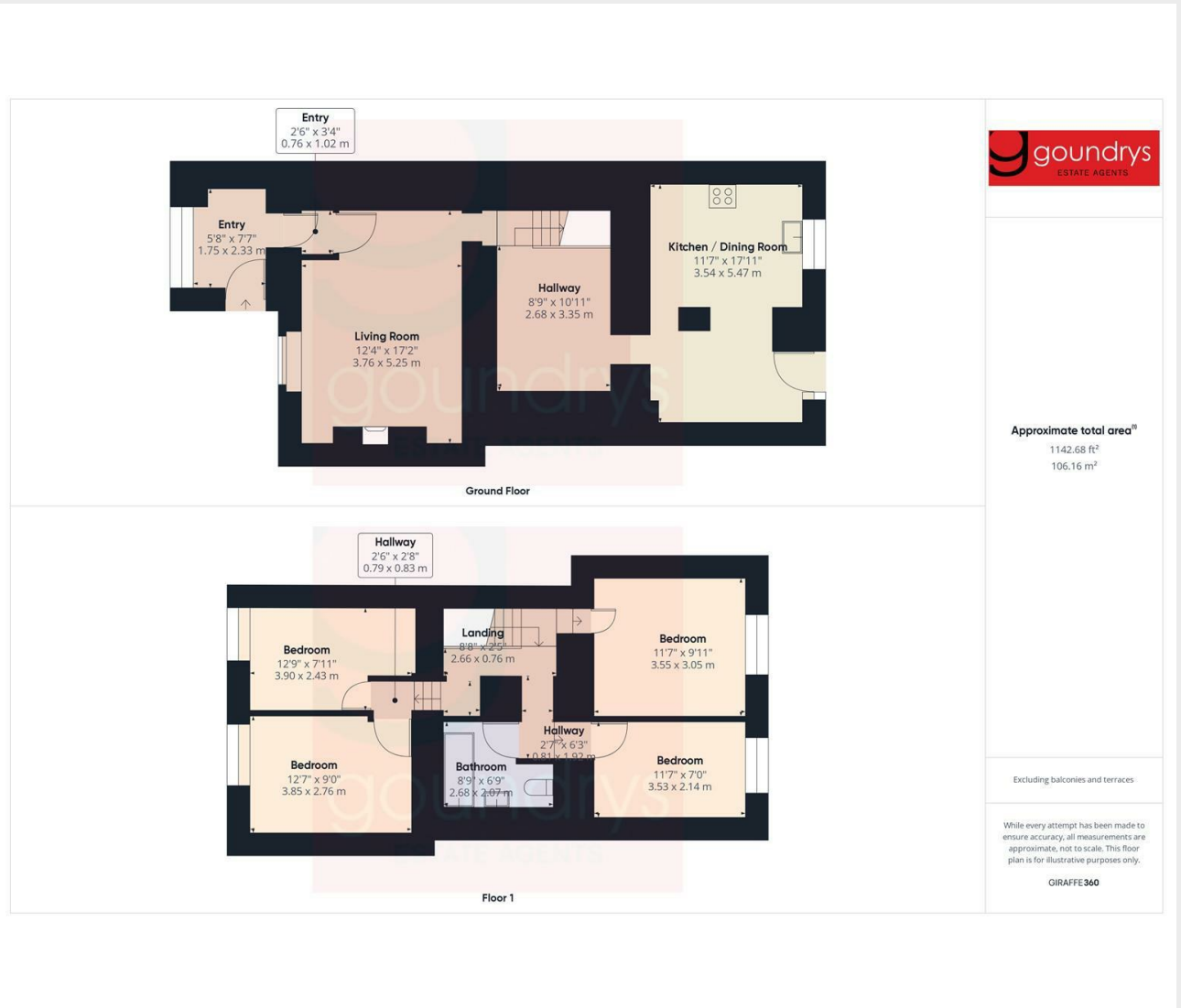
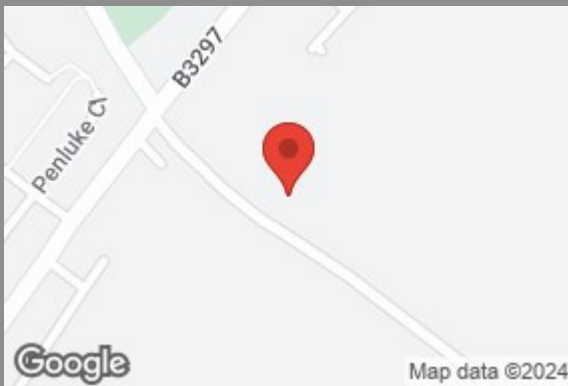
### ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

### PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





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