# Dark Lane
# Liskeard

## Offers In The Region Of £160,000 - £165,000

- Offered With No Onward Chain
- Ideal First Time Buy/Investment Opportunity
- Two Double Bedrooms
- Spacious Living/Dining Room
- Conservatory
- Gardens
- Garage
- EPC - C73

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Tenure - Freehold

Council Tax Band - B

Floor Area - 781.00 sq ft

uPVC obscure glazed door into

## HALLWAY:
Stairs to First Floor with under stairs cupboard. Doors off

## CLOAKROOM:
Low level WC. Wash hand basin.

## KITCHEN:
10'3 x 6'4 (3.12m x 1.93m)
uPVC double glazed window to front. Range of fitted base units under roll edge work surfaces with cupboards and drawers. Matching wall mounted cupboards. Built in electric over with 4 ring gas hob over. Extractor fan. Stainless steel sink unit. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas boiler. Tiled to splash areas.

## LIVING/DINING ROOM:
16'4 x 12'9 (4.98m x 3.89m)
uPVC sliding patio doors to Conservatory. Radiator.

## CONSERVATORY:
9'8 x 7'6 (2.95m x 2.29m)
uPVC double glazed to three sides and uPVC double glazed French doors to Rear Garden.

From the hallway, stairs rise to the

## FIRST FLOOR LANDING:
Linen cupboard. Access to loft. Doors off

## PRINCIPAL BEDROOM:
12'9 x 9'4 (3.89m x 2.84m)
uPVC double glazed window overlooking the rear garden. Radiator.

## FAMILY BATHROOM:
6'8 x 5'6 (2.03m x 1.68m)
Three piece suite comprising of panelled bath with shower to one end. Pedestal wash hand basin. Low level WC. Radiator. Laminate flooring.

## BEDROOM TWO:
10'7 to front of wardrobes x 10'4 (3.23m to front of wardrobes x 3.15m)
uPVC double glazed window to front. Built in double wardrobe. Radiator.

## OUTSIDE:
To the front of the property is a small garden area suitable for potted plants. There is also an allocated parking space to the front.

To the rear is an enclosed garden which is currently laid to lawn with various mature flowers and shrubs interspersed around the garden, with a path leading to a rear gate, which in turn gives access around the side of the properties and leads around to the Garage.

## DETACHED GARAGE:
16'1 x 9'05 (4.90m x 2.87m)
Detached garage with concrete area to one side which enclosed by fencing. The garage itself has a metal up and over door.

## COUNCIL TAX:
Band B - As verified by Cornwall Council Valuation Website.

## SERVICES:
Mains drainage, electricity, gas and water.

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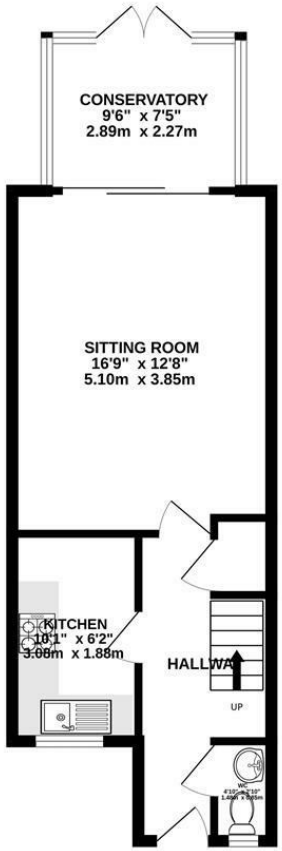
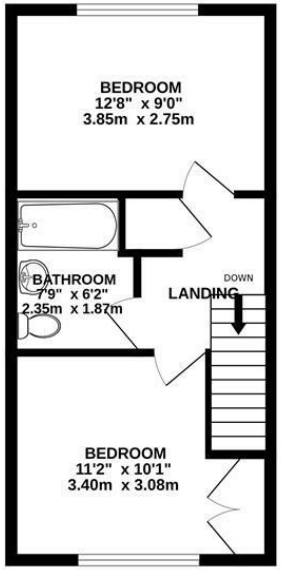
GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.




1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.




TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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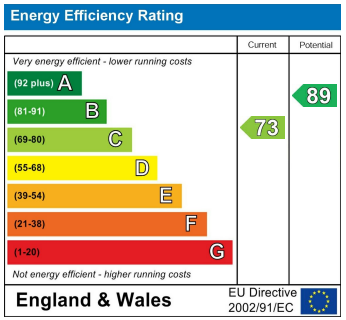


## Directions To Property

What3Words:
///walkway.mountains.wept

Sat Nav:
PL14 3HR

## Contact Us

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## Valuation Request

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