



PILKINGTON ESTATES

**Langerwell Close, Lower Burraton, Saltash,  
Cornwall, PL12**

**Offers Over: £220,000**

*Freehold*

# Langerwell Close, Lower Burraton, Saltash, Cornwall, PL12

Located within a fantastic catchment area, this property will be sure to suit a first-time buyer and growing families alike. The current owners have upgraded the property throughout their time, now offering a contemporary finish throughout.

The ground floor comprises of a large, open plan living room diner which has been presented to an immaculate standard, The dining area of the property boasts patio doors leading to the rear garden as well as a further floor to ceiling window, allowing an abundance of natural light to flood the ground floor. Downstairs also offers a fully functional kitchen. Upstairs, the property has been presented to an equally as impressive standard, offering two double bedrooms and a further single room, perfectly suited to those with a growing family. The bedrooms share a recently modernised family bathroom. The current owners have fitted brand new Anglian windows throughout within the last couple of years with a twelve-year warranty which is transferrable to the new owners.

Externally the garden has been landscaped, now comprising of a decked area, a patio suitable for garden furniture and an area laid to artificial grass, perfect for children to enjoy. To the front, the property offers a stone chipped area, again suitable for garden furniture. EPC: TBC.







## Pilkington Estates - Pilkington Estates Cornwall

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### Disclaimer

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