

2 Bedroom House for Sale - £82,950

Marne Street, Hull, HU5 3SU



KEY FEATURES:

- A SUPERB STARTER HOME
- PLEASANT BAY WINDOWED LOUNGE
- BREAKFAST KITCHEN
- GROUND FLOOR FAMILY BATHROOM
- TWO AESTHETICALLY PLEASING BEDROOMS
- OUTSIDE REAR GARDEN
- GAS C/H SYSTEM & D/G
- NO CHAIN INVOLVED

Description

A superb starter home presented to a very high standard throughout. A very special property - one not to be missed. Attention first time buyers or investors. This is a superb highly impressive property in 'move into' condition. Rarely available in this condition.

The bright and spacious property has a contemporary theme throughout and has been the subject of tasteful refurbishment and updating. The internal accommodation briefly comprises: an entrance porch which leads through to a pleasant bay windowed lounge with a modern fireplace with a living flame fire creating a cosy focal point to the room. The breakfast kitchen is fitted with a matching range of white high gloss units which are further complimented with coordinating fixtures and fittings, there is also space for a breakfast table. The bathroom has a white 3-piece suite with contrasting tiled surrounds. To the first floor there are two aesthetically pleasing bedrooms. Outside to the rear, the garden is laid with paving stones and fine stone gravelling, thus creating a low maintenance patio/seating area. Additionally this most appealing property further benefits from a gas central heating system and double glazing throughout. Offered with vacant possession on completion - no chain involved.

One not to be missed! Early internal viewing is highly recommended.

Location

Marne Street is conveniently situated just off Chanterlands Avenue. The area is very well known for its wealth of amenities all within a short distance from the property. There is an excellent choice of local independent shops along Chanterlands and the nearby Newland Avenue. There is a good choice of schools, colleges and academies; Hull University is also just a short distance away. Good public transport links provide easy connections to the city centre and surrounding areas. The KC Stadium is just around the corner and for those who enjoy socialising and nights out the area is well known for its busy, well visited cafe bars and restaurants, all in all a great place to live with everything right on the doorstep!

Ground Floor

Ground Floor - Double glazed front entrance door with matching side screen and overhead screen windows leading to an entrance porch.

Entrance porch - With tiled flooring leading through to the front entrance door which is a sealed unit with double glazed opaque windows. Further leading through to

Lounge - 14' 8" x 12' 5" (4.49m x 3.79m) to extremes x to extremes
Double glazed three quarter bay window with aspect over the front forecourt area. Modern fireplace with matching back and hearth housing stone pebble effect living flame gas fire. Glazed partition screen window. Concealed meters. Radiator. Coving. Door through to the breakfast kitchen.

Breakfast Kitchen - 12' 9" x 12' 4" (3.89m x 3.76m) to extremes x to extremes

Staircase off to the first floor with wrought iron detail. Range of matching white high gloss base, drawer and wall mounted units with stainless steel handle effect detail. Coordinating roll edge laminate work surface housing stainless steel hob, built in stainless steel funnel hood extractor fan over and built in oven beneath. Contrasting tiled splash back surround. Built in single drainer sink unit with mixer tap over. Radiator. plumbing for automatic washing machine. Ceramic tiled



flooring. Double glazed rear entrance door. Door through to:

Bathroom - (accessed via a rear entrance lobby)

White 3-piece suite comprising of a panel bath with chrome effect hand grips. pedestal wash hand basin. low flush suite WC. Contrasting tiled splash back surround. Double glazed opaque window. Chrome fittings to the sanitary ware. Coordinating ceramic tiled flooring.

First Floor

Landing - Door through to:

Bedroom 1 - 13' 11" x 12' 5" (4.26m x 3.79m) to extremes x to extremes
Double glazed three quarter bay window with aspect over the front forecourt area. Radiator. Coving.

Bedroom 2 - 9' 11" x 9' 3" (3.04m x 2.84m) to extremes x to extremes
Double glazed safety window with aspect over the rear garden area. Built in cupboard housing the gas central heating boiler. Space for storage. Radiator. Coving. Loft hatch through to roof void.

Exterior

Rear garden - To the rear the garden has been laid with paving stones and fine stone gravelling for ease of maintenance and further to create a patio/seating area. The garden is enclosed with a high level timber perimeter fence with access gate to the boundary.

Disclaimer

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

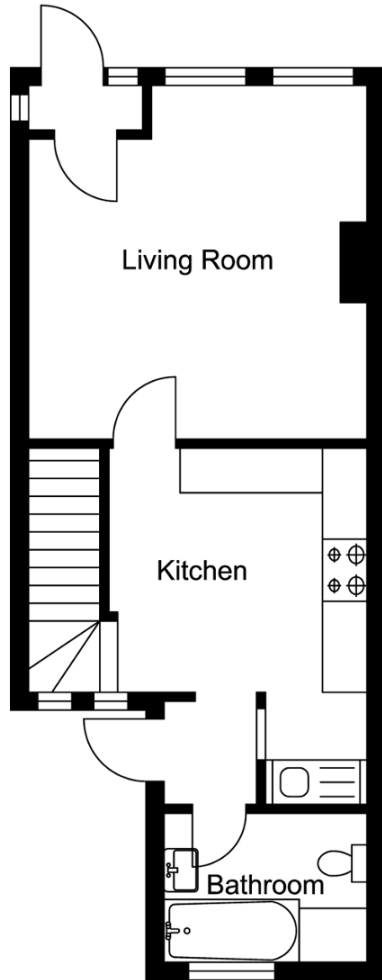
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

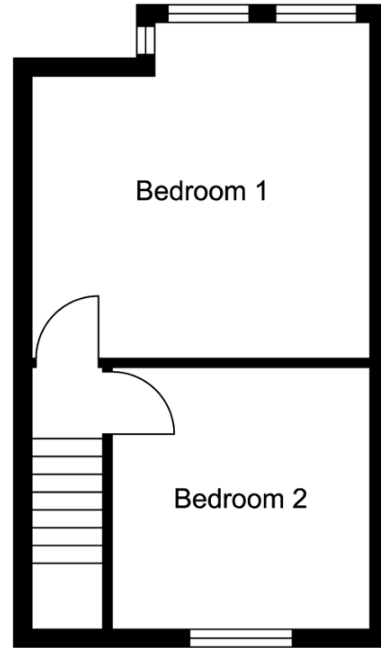
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



Floorplan(s)



Ground Floor



First Floor

Energy Efficiency

