

Hull
Gregson
Hull
01305 822222
hgh@hull.ac.uk
FOR SALE

St. Georges Estate Road

Portland, DT5 2AU

 3  2  1  E

Asking Price
£270,000 Freehold


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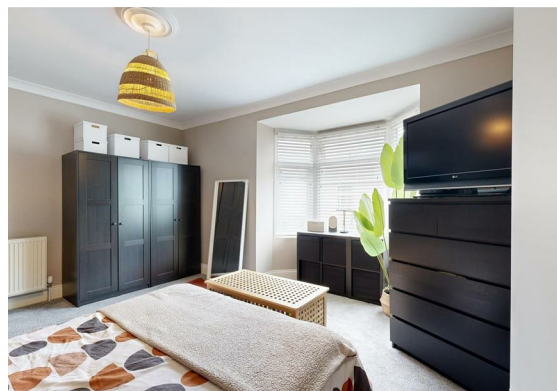
- Beautifully Presented Family Home
- Boasting Light & Airy Accommodation Throughout
- Three Double Bedrooms Plus Loft Room
- Open Plan Lounge/Diner
- Modern Fitted Kitchen & Utility Area
- Ground Floor Family Bathroom
- First Floor Shower Room
- Low Maintenance Rear Garden
- Highly Popular Residential Location
- Vendors Suited





A well presented THREE BEDROOM end of terrace FAMILY HOME, boasting generous LIGHT & AIRY ACCOMMODATION throughout. Benefitting from a LARGE OPEN PLAN LOUNGE/DINER, modern fitted KITCHEN & UTILITY area, ground floor FAMILY BATHROOM, first floor SHOWER ROOM, three BEDROOMS & LOFT ROOM. Externally there is a private LOW MAINTENANCE REAR GARDEN.

Entering the property you are greeted by a welcoming entrance hallway, where doors lead to all principal rooms. This ideal family



home benefits from a deceptively spacious open plan lounge/diner. This lovely light and airy room offers a front aspect bay window, allowing ample amounts of natural light to flood the room. There is a further rear aspect window overlooking the rear garden. The modern fitted kitchen offers a wide range of eye and base level storage cupboards and a selection of integral appliances. From the kitchen there is an additional utility area fitted with plumbing for domestic appliances. A rear door from the utility area provides access out to the rear garden. To complete the ground floor accommodation is the family bathroom. Fitted with a modern suite, comprising a bath, wash hand basin and WC.

Stairs rise to the first floor where bedrooms one, two, three and a shower room are located. Bedroom one is a generous sized front aspect double room, with feature bay window. Bedroom two is a further double room, with bedroom three being an ideal guest room. The shower room, located off the landing comprises a shower, wash hand basin and WC.



From the first floor landing a paddle stairs case leads to the additional loft space, fitted with a Velux window.

The rear garden is a private low maintenance space, laid to patio with a Astro turf area, making this garden ideally suited for family's. The garden further benefits from a purpose built storage building. There is a rear access gate from the garden.



Lounge/Diner
25'6 x 11'5 (7.77m x 3.48m)

Kitchen
9'8 x 8'10 (2.95m x 2.69m)

Utility Area
4'3 x 8'9 (1.30m x 2.67m)

Ground Floor Family Bathroom
6'4 x 8'7 (1.93m x 2.62m)

Bedroom One
14'1 x 15' (4.29m x 4.57m)

Bedroom Two
11'1 x 8'3 (3.38m x 2.51m)

Bedroom Three
10'3 x 8'3 (3.12m x 2.51m)

Shower Room

Loft Room

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: End of Terrace
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.gov.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	