

# Whitakers

Estate Agents



## 15 Sunningdale Road, Hessele, HU13 9BN

**£178,500**

No Onward Chain!

This well presented three bed semi detached property is situated in a prime residential location, well placed to access great local schools and enjoys easy access to the Square and the Weir making this a great option for the growing family.

The main features include - entrance, lounge, full width fitted kitchen / diner, utility room and useful ground floor W.C. The first floor boasts three good bedrooms together with the well appointed family bathroom suite. The loft is boarded with roof window.

Externally to the front of the property is a low maintenance garden which is block paved and to the side of the house the rear garden is enclosed to the boundary, majority low maintenance by design and the rest is laid to lawn.

This property should appeal to a wide range of buyers, perfect as a family home for those looking to be close to good schools and amenities and also ideal as a first step onto the ladder in this ever sought after location.

Early viewings are advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance

Storm porch leading to Double glazed front door

#### Hallway

Laminate flooring and central heating radiator

Lounge 11'10 x 11'06 (3.61m x 3.51m)



Laminate flooring and central heating radiator, Upvc double glazed bay window and French doors leading to the Kitchen / Diner.

Kitchen / Diner 17'0 x 7'07 (5.18m x 2.31m)



With a range of floor and eye level units and complimentary work surfaces above. Laminate flooring and central heating radiator. Sink with mixer tap, Oven, Hob and Hood above.

Sitting Room / Reception Room 8'03 x 7'08 (2.51m x 2.34m)



Laminate flooring and Upvc double glazed French doors to the garden.

Utility Room 4'11 x 4'0 (1.50m x 1.22m)



Plumbed for a Washing Machine with work surface above. Half tiled walls and Upvc double glazed window.

#### W/C



With a low flush Toilet and vanity sink.

### First Floor

#### Landing

Upvc double glazed window and loft hatch.

Bedroom One 10'11 x 10'05 (3.33m x 3.18m)



With central heating radiator and Upvc double glazed window.

Bedroom Two 11'0 x 9'03 (3.35m x 2.82m)



With central heating radiator and Upvc double glazed window and laminate flooring.

Bedroom Three 6'09 x 5'07 (2.06m x 1.70m)



With central heating radiator and Upvc double glazed window.

Bathroom 5'06 x 4'11 (1.68m x 1.50m)

With a panelled bath, wash basin, low flush toilet and Upvc double glazed window.

#### External



Low maintenance front garden which is block paved and to the side of the house. The rear garden is enclosed to the boundary, low maintenance by design with raised bedding planters and the rest is laid to lawn.

#### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase

of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / 02

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

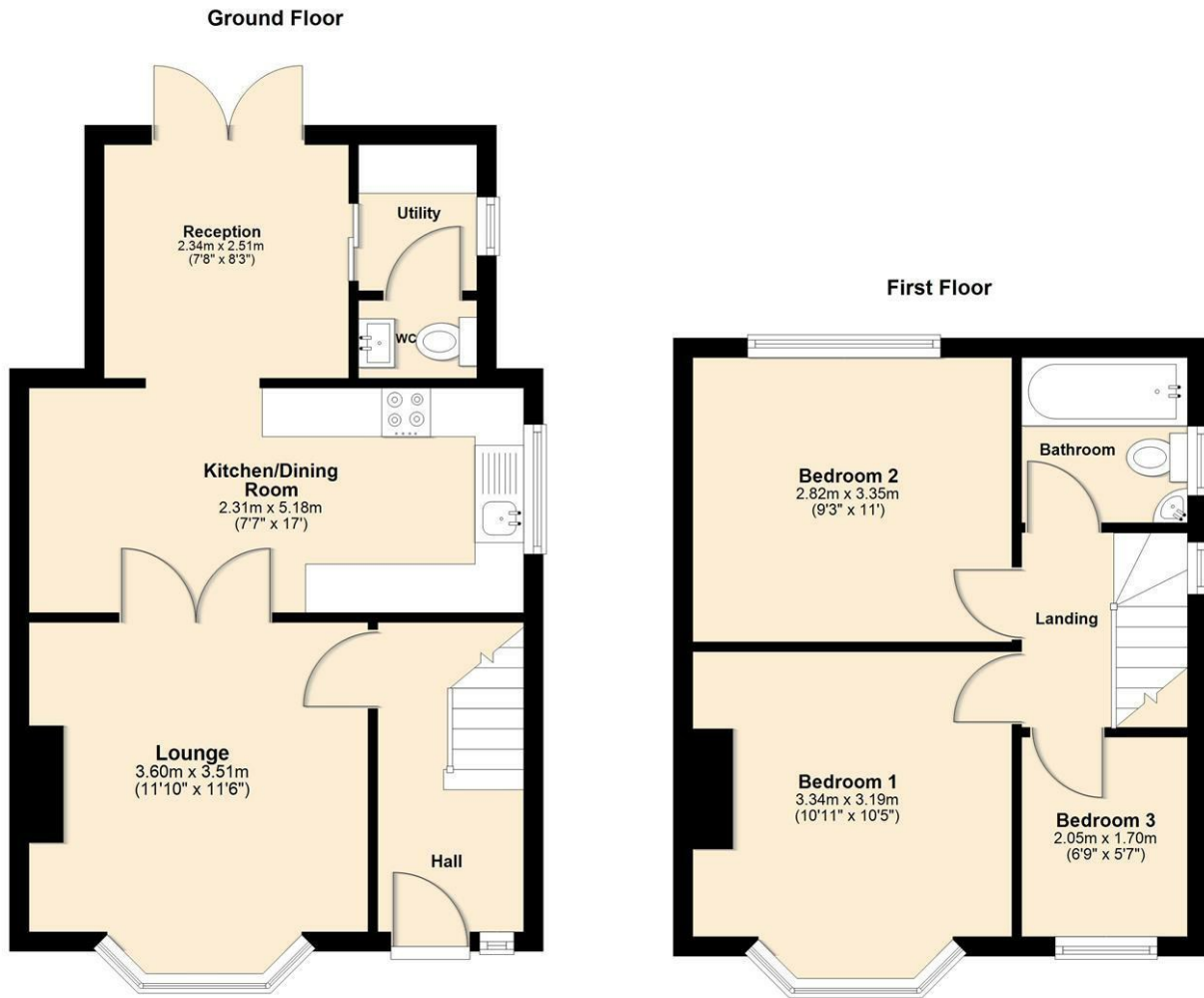
#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

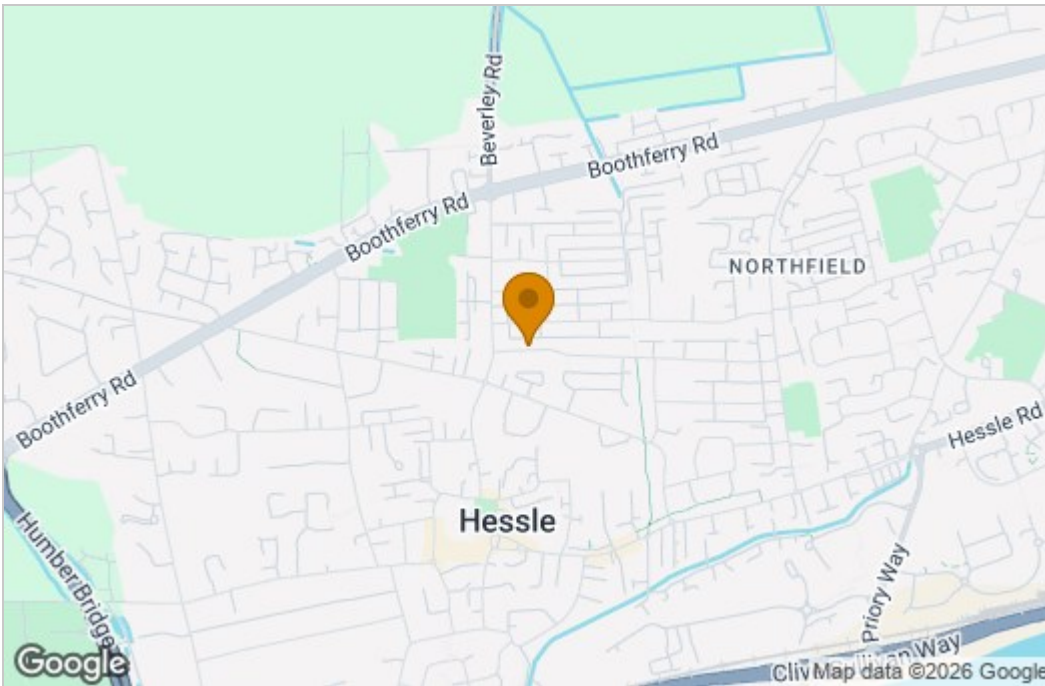
#### Front External



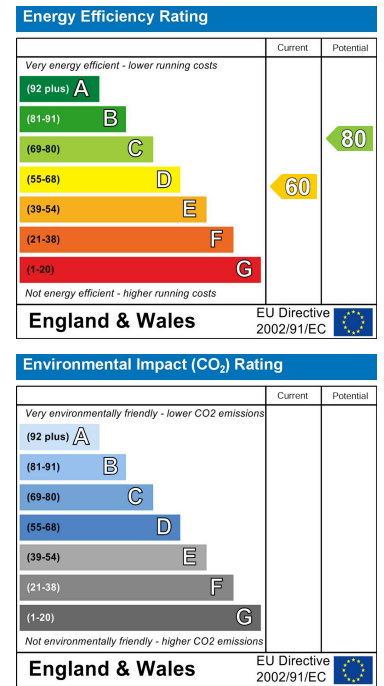
# Floor Plan



# Area Map



# Energy Efficiency Graph



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.