



97 Shannon Road, Kingston Upon Hull, HU8 9PT

£90,000

Brought to the market with NO CHAIN involved! This two bedroom mid terraced property is an ideal investment opportunity! Situated in this popular residential location close by to local amenities and bus links. Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, lounge and kitchen to the ground floor. The first floor comprises; landing, two bedrooms, bathroom and separate w/c. To the exterior is an easily maintainable front garden and a fully enclosed rear garden with lawn and storage shed.

## Ground floor

### Entrance hallway

With entrance door, carpet flooring, radiator, stairs off and door to:

### Lounge

With window to the front, carpet flooring and radiator.

### Kitchen

With window to the rear, vinyl flooring, radiator, range of wall & base units with contrasting work surface, stainless steel sink unit, plumbing for automatic washing machine and rear door.

## First floor

### Landing

With carpet flooring and doors to:

### Bedroom

With window to the front, carpet flooring and radiator.

### Bedroom

With window to the rear, carpet flooring and radiator.

### Bathroom

With window to the rear, tiled walls, radiator, hand wash basin and panel enclosed bath.

### W/C

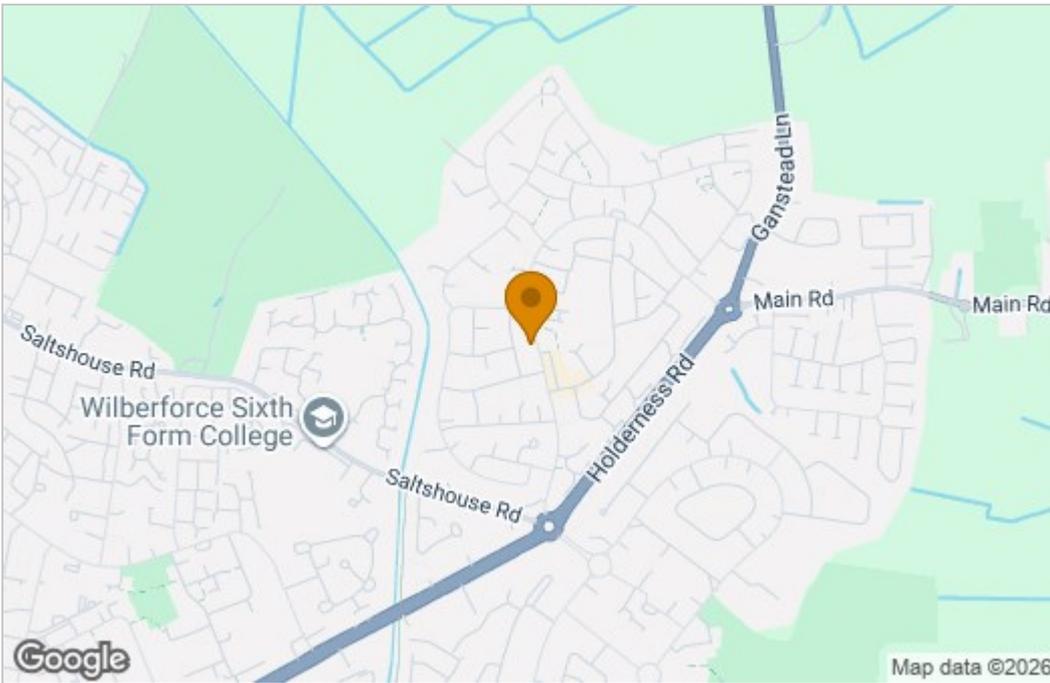
With window to the rear and low flush w/c.

### Exterior

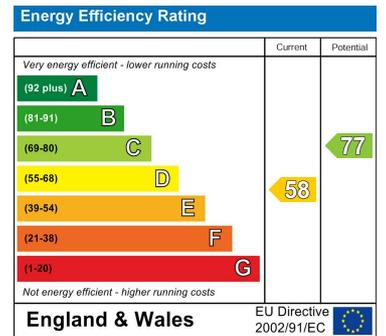
To the exterior is an easily maintainable front garden and a fully enclosed rear garden with lawn & storage shed.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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