

**3 Bedroom(s), Semi-Detached House, Freehold**

**Middlefield Road, Bessacarr.**



- 3D Virtual Tour Available
- Lounge
- Modern Bathroom Suite
- Generous Gardens to the Front and Rear
- Sought After Location in Bessacarr

- Modern Kitchen Diner
- Three Bedrooms Two of which are Doubles
- Veranda and Summer House in the Rear Garden
- Driveway Allowing for off Road Parking

**£260,000**

**For Sale**

*Book your viewing today* Tel: 01302 247754

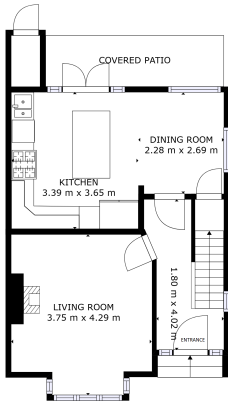


## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...We were attracted by the tree lined road initially with easy access to centre and routes further afield. A sunny garden was also high on our list and we added the veranda over the patio which caters for those all too frequent showers. It is a quiet location but with access to footpaths and local amenities such as Lakeside with shopping restaurants and leisure activities.

## Ground Floor

### Floor Plan



GRAND TOTAL AREA  
FLOOR 1: 66 m<sup>2</sup>; FLOOR 2: 44 m<sup>2</sup>  
EXCLUDED: GARAGE, PATIO: 9 m<sup>2</sup>  
TOTAL: 110 m<sup>2</sup>

FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Entrance Hallway



### Kitchen Diner



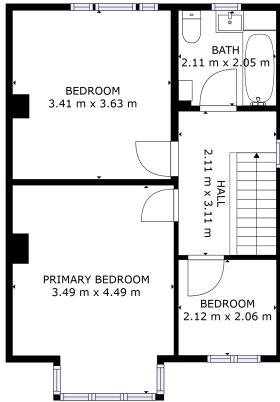
### Lounge



### First Floor



## Floor Plan



GROSS INTERNAL AREA:  
 FLOOR 1: 41 m<sup>2</sup>, FLOOR 2: 44 m<sup>2</sup>  
 SECURED AREAS: PATIO: 4 m<sup>2</sup>  
 TOTAL: 89 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



## Bedroom



## Bathroom



## Bedroom



## External

## Front Aspect

## Bedroom





## Rear Garden



Water Heating System - Gas combi boiler  
 Approximate Water Heating Installation Date -  
 Boiler Location - Loft  
 Approximate Electrical System Installation Date -  
 Approximate Electrical System Test Date - Arranging  
 Fires/Heaters - Electric  
 Permanent Loft Ladder - Yes  
 Loft Insulation - Yes  
 Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	