

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

**Carr Lane, Bessacarr.**



- Three Bed Semi Detached House
- Sought After Location in Bessacarr
- Family Bathroom
- Sun Room

- Open Plan Lounge and Dining Room
- Modern Kitchen
- Patio Area and Shed
- Garage and Driveway Allowing For Off Road Parking

**£235,000**  
**For Sale**

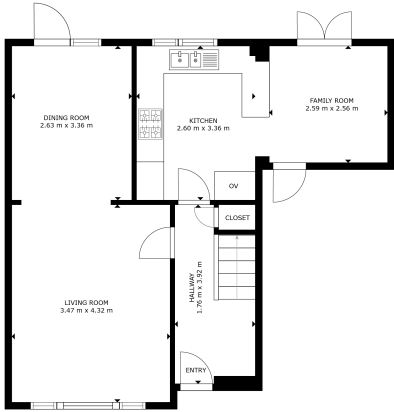
*Book your viewing today* Tel: 01302 247754

## 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...

## Ground Floor

### Floor Plan



FLOOR 1

BRISQ INTERNAL AREA  
FLOOR 1: 49.01 m<sup>2</sup> (525.00 sq ft)  
TOTAL: 88.01 m<sup>2</sup>  
SIZES AND DIMENSIONS TO CENTERLINE. ACTUAL MAY VARY.

Matterport

## Lounge



## Dining Room



## Kitchen



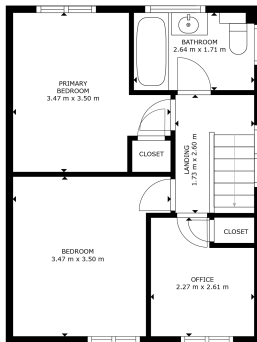
## Sun Lounge



## Bedroom

## First Floor

### Floor Plan



FLOOR 2

BRIDGE INTERNAL AREA  
 FLOOR 1: 68.11 m<sup>2</sup> (736 SQ FT) \*  
 TOTAL: 88 m<sup>2</sup>  
 \*SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Bedroom



## Bedroom



## Front Aspect



## Bathroom



## Rear Garden



## External

## Property Information

Council Tax Band - B  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - under the kitchen sink  
 Average Annual Electricity Bills - £1128 combined with gas  
 Average Annual Gas Bills -  
 Average Annual Water Bills - £276  
 Tenure -  
 Solar Panels -

Space Heating System -

Approximate Heating System Installation Date - 2017

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - In the loft

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder - Yes

Loft Insulation -

Loft Boarded out - Partially

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

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.

## 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>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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	