

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

**Insall Way, Auckley.**



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner
- Ground Floor W/C
- Three Bedrooms En Suite To Master
- Sought After Location in Auckley

- Beautifully Presented Semi Detached Three Storey Family Home
- Lounge
- Family Bathroom
- Driveway Allowing for Two Cars to Park

**£230,000**  
**For Sale**

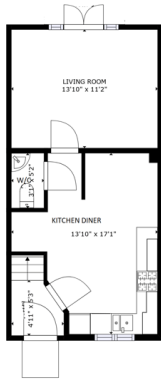
*Book your viewing today* Tel: 01302 247754

## 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... From first seeing this property on the market we knew it was going to be our home. It has lots of space and storage for a growing family and the area is second to none. It's quiet and peaceful and we are nestled in a small cul de sac which was perfect for us. The home has so much to offer and has given us so many happy memories that we will cherish forever. The space spans over 3 floors which is ideal for fast family life. The 3rd floor en suite room provides the privacy and relaxation needed after a busy family/working day. Because the home is over 3 floors, each room is especially spacious, that you wouldn't usually get from a standard 3 bed semi detached property. We will truly be sad to sell however, we hope that the next owners can make as many happy memories as we did here

## Ground Floor

### Floor Plan



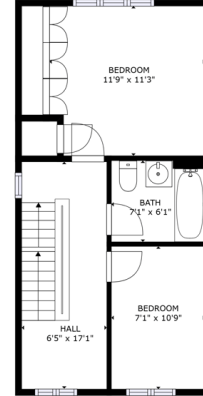
TOTAL: 1059 sq. ft.  
FLOOR 1: 398 sq. ft., FLOOR 2: 450 sq. ft., FLOOR 3: 261 sq. ft.  
EXCLUDED AREAS: PATIO: 31 sq. ft., CRAWL SPACE: 9 sq. ft.  
(DOOR AND WINDOW DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY)

FLOOR 1



## First Floor

### Floor Plan



TOTAL: 1059 sq. ft.  
FLOOR 1: 398 sq. ft., FLOOR 2: 450 sq. ft., FLOOR 3: 261 sq. ft.  
EXCLUDED AREAS: PATIO: 31 sq. ft., CRAWL SPACE: 9 sq. ft.  
(DOOR AND WINDOW DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY)

FLOOR 2



## Kitchen Diner



## Lounge

## Landing



## Bedroom



Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation -Yes

Loft Boarded out - Yes

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>90</b>
(69-80) <b>C</b>	<b>79</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 