

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

**Highbury Crescent, Bessacarr.**



- 3D Virtual Tour Available
- Open Plan Lounge and Dining Room
- Sun Room
- Front and Rear Gardens
- Driveway Allowing For Three Cars To Park

- Semi Detached Family Home No Chain
- Kitchen
- Three Bedrooms
- Garage with Access To Both Front and Rear
- Sought After Location

**£190,000**  
**Reduced**

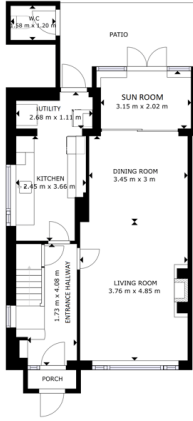
*Book your viewing today* Tel: 01302 247754

## 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... This Lovely semi detached family home is found in a very sought after location in Bessacarr. With an abundance of living space, three spacious bedrooms, a garage with front and rear access and a driveway allowing for ample off road parking you will be sure to want to view this fantastic family home.

## Ground Floor

### Floor Plan



3D VIRTUAL TOUR  
GROUND FLOOR: 16.27m x 12.00m  
TOTAL: 195.00 sq ft  
SIZES AND CORNERLINE SIZES APPROXIMATE, ACTUAL MAY VARY.



## Open Plan Lounge Dining Room



## Kitchen



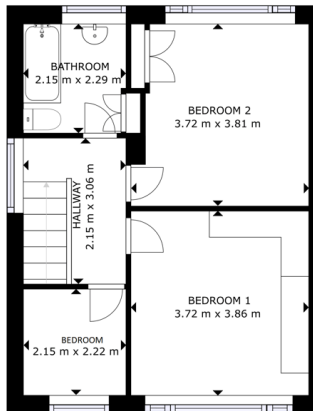
## Sun Room



## Second Bedroom

## First Floor

### Floor Plan



SECOND FLOOR

SPACE INTERNAL AREA  
SECOND FLOOR: 21.71 SQ M  
TOTAL: 107.08 SQ M  
NOTE: ALL DIMENSIONS APPROXIMATE. ACTUAL MAY VARY.



## First Bedroom



## Third Bedroom



## Bathroom



## External

### Front Aspect



## Rear Garden



## Outdoor W/C



## Property Information

Council Tax Band - B

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 combi with radiators

Approximate Heating System Installation Date - 5 Years old

Water Heating System - Gas combi

Approximate Water Heating Installation Date -

Boiler Location - Understairs cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - New electric heater in lounge

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(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 