

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

**Bessacarr Lane, Bessacarr.**



- 3D Virtual Tour Available
- Lounge and Separate Dining Room
- Three Double Bedrooms
- Garage and Driveway Allowing for Multiple Cars to Park

- Charming Detached Family Home in a Sought After Location
- Sun Room Overlooking the Rear Garden
- Family Bathroom
- Gardens to the Front Side and Rear

**Offers  
Around  
£295,000  
Reduced**

*Book your viewing today* Tel: 01302 247754

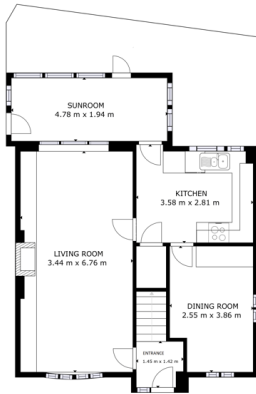
## Owner's View

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... Well presented family home situated on an established plot with mature plants and shrubs, the garden wraps around to the side to provide more space for families to enjoy. Just to the rear of the property you will find the bus terminus, giving easy access into the town centre and train station. Also extremely close by is Bolton Hill park where there is a lovely field to walk around with dogs and children, there is also a caged playing area for football and basketball. There are excellent primary and secondary schools within a short stroll away too.

Call now to avoid disappointment !

## Ground Floor

### Floor Plan



UNFURNISHED AREA  
FLOOR: 17.00 sq. metres (184.3 sq. ft.)  
EXCLUDED AREA: 1.00 sq. metres (10.8 sq. ft.)  
TOTAL: 16.00 sq. metres (173.5 sq. ft.)



## Lounge



## Kitchen



## Dining Room



## Conservatory

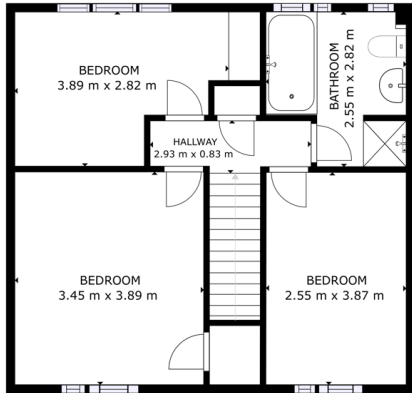


## Bedroom



## First Floor

### Floor Plan



Matterport

## Bedroom



## Bedroom



## Bathroom



## External



Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - When built new radiators in lounge

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - When built new boiler fitted four years ago

Boiler Location - In a cupboard in the kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

## Front



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.

## Rear and Side Gardens



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

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## 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>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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 