

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

**Brierley Road, Bessacarr.**



- 3D Virtual Tour Available
- Breakfast Kitchen
- Study
- Four Bedrooms Shower Room to En Suite
- Generous front and Rear Enclosed Gardens with Summer House

- Charming Detached Family Home in a Sought After Location
- Spacious Lounge And Dining Rooms
- Ground Floor W/C
- Family Bathroom and Separate Toilet
- Detached Garage and Driveway to the Rear

**Offers  
Around  
£440,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

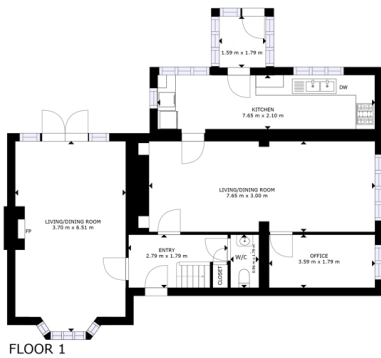


## Owner's View

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... The current owner has retained the traditional character of this spacious and comfortable family home. The property is situated on a spacious corner plot and benefits from a lovely well stocked garden on three sides. A substantial stand alone garage and space to the rear of the property provides parking for two cars, attached to the garage is a useful shed/workshop. Brierley road is in a quiet residential area of Bessacarr which provides a variety of amenities including; Shops, schools, a church, library, a GP and dental surgeries which can be reached within a few minutes.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 126 sq. FT. / 11.64 sq. M.  
 TOTAL: 148 sq. FT.



## Lounge



## Entrance Hallway



## Breakfast Kitchen



## Dining Room







**Study**



**Sun Room**

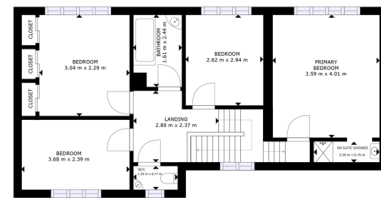


**Ground Floor W/C**



**First Floor**

**Floor Plan**



GRAND INTERNAL AREA  
FLOOR 1: 64 m<sup>2</sup> FLOOR 2: 64 m<sup>2</sup>  
TOTAL: 128 m<sup>2</sup>

MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



**Master Bedroom With Shower**







**Bedroom**



**Bathroom And Separate Toilet**



**Bedroom**



**Bedroom**



**External**



**Front Aspect**





## Rear Garden



Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Dining room

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - 2002

Fires/Heaters -

Permanent Loft Ladder - No

Loft Insulation - Yes

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.

## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1488

Average Annual Gas Bills - £911

Average Annual Water Bills - £400

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Combi boiler and radiators

Approximate Heating System Installation Date - 2017

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>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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 