

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**

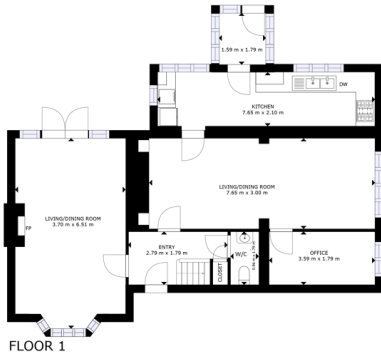
Book your viewing today Tel: 01302 247754

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

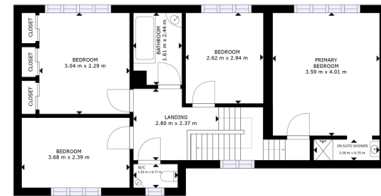


Ground Floor W/C



First Floor

Floor Plan



GRAND INTERNAL AREA
FLOOR 1: 64 m² FLOOR 2: 64 m²
TOTAL: 128 m²



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

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+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 