

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

**Broughton Road, Bessacarr.**



- 3D Virtual Tour Available
- Three Bedroom Semi Detached Home
- Second Reception Room Currently Used as a Sitting Room
- Family Bathroom
- Ample Driveway Parking

- No Chain
- Kitchen
- Ground Floor Shower Room and W/C
- Spacious Rear Enclosed South Facing Garden
- Popular and Affluent Location

**Offers Over  
£275,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

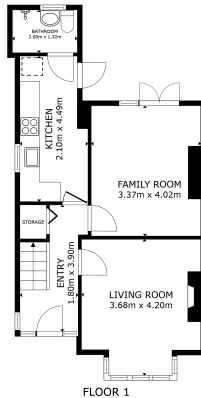


## Owner's View

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... A warm and modern family home that's ready for you to make your own. Move-in ready with minimal decorating needed, this home offers a high-end, contemporary kitchen fitted with top-of-the-line Neff and AEG integrated appliances, designed to make cooking and entertaining a pleasure. It's the perfect space for both everyday family life and special gatherings.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 48.5 m<sup>2</sup> FLOOR 2: 43.5 m<sup>2</sup>  
TOTAL: 92.0 m<sup>2</sup>

Matterport

### Kitchen



### Lounge



## Sitting Room



## Shower Room

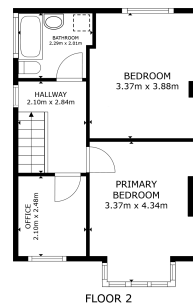


## Hallway



## First Floor

### Floor Plan



GRAND INTERNAL AREA  
FLOOR 1: 18.5m<sup>2</sup> FLOOR 2: 13.5m<sup>2</sup>  
TOTAL: 32.0m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Master Bedroom**



**Bedroom**



**Bedroom**



**Family Bathroom**



**Externals**





**Front Aspect**



**Rear Garden**



## Property Information

Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)



Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

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

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.





# *We make it happen.*

Tel: 01302 247754

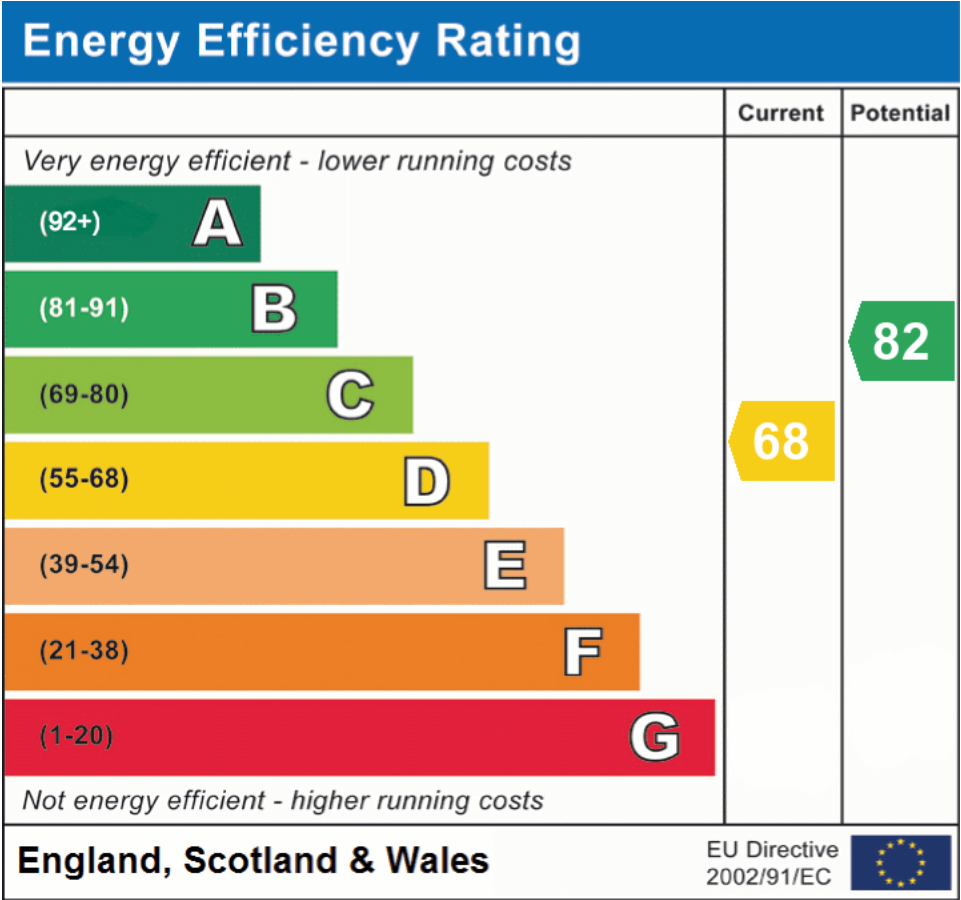
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Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

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



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.