

Details as provided by the vendor



23 Warnington Drive, Bessacarr

A well presented and extended three bedroom semi detached property offering spacious family living accommodation within this highly regarded residential area in Bessacarr.

This wonderful property sits nicely back from the road and enjoys a lawned garden with ample off road parking and access to the garage. The rear garden is fully enclosed and benefits from a good level of privacy. The property briefly comprises of Entrance hall, Sitting room, Extended dining room, Extended gally kitchen, first floor landing, 3 bedrooms and family bathroom. Viewing highly recommended

Offers In Excess Of £300,000

ENTRANCE HALL



SITTING ROOM

11' 11" x 10' 10" (3.63m x 3.3m)



KITCHEN/BREAKFAST ROOM

18' 0" x 6' 5" (5.49m x 1.96m)



DINING ROOM

13' 1" x 10' 10" (3.99m x 3.3m)



EXTENSION

9' 4" x 9' 0" (2.84m x 2.74m)



LANDING



BEDROOM 1

13' 0" x 10' 10" (3.96m x 3.3m)



BEDROOM 2

11' 1" x 10' 10" (3.38m x 3.3m)



BEDROOM 3

8' 11" x 6' 6" (2.72m x 1.98m)



BATHROOM

6' 6" x 5' 5" (1.98m x 1.65m)



GARDEN



GARDEN



GARAGE



GARDEN



GARDEN



garden



DATED - 23/08/2024

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

