



2 Firefly Walk, Colburn

Offers Over £135,000

In a quiet corner position, set in a private mature garden and with the benefit of driveway parking and a garage, this very nicely presented house has been improved over recent years by the current owner and makes a fantastic family home. To the ground floor there is a large open plan living area and a utility room, whilst to the first floor there are three bedrooms and a modern bathroom. Externally there is driveway parking, the garden and a lovely West facing garden. Of interest to a range of buyers, it is being offered CHAIN FREE. An early inspection is strongly advised!

Entrance Hall– Open Plan Living Area – Utility Area – Three Bedrooms – Bathroom – Garden –
Driveway Parking - Garage

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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Entrance Hall:

Accessed via a part glazed door, and having a radiator and a useful understairs cupboard.

Open Plan Living Area:

7.56m x 3.55m

The main living space is open plan and features space for a seating area, a dining area and the kitchen.



The seating area has a feature open fireplace, recessed shelving, TV and Media connections, a radiator and a upvc double glazed window to the garden.

The dining area provides ample space for a table and has a radiator, a upvc double glazed window to the garden and a door to the rear lobby.

The kitchen is fitted with a range of wall and base units with complimenting worksurfaces. Integrated into the units are an electric hob and oven with an extractor over. There is a upvc double glazed to the front of the property.



Lobby:

Having a upvc part glazed door the garden and a window. It provides the ideal space for coats and outdoor wear.

Utility Area:

1.57m x 1.13m

With plumbing for a washing machine, the Baxi central heating boiler and a window.

First Floor Landing:

With a window, loft access and an airing cupboard with shelving.



Bedroom:

3.75m x 2.85m

A double bedroom with a radiator, a upvc double glazed window and a recess with louvered doors.



Bedroom:

3.76m x 3.15m

A double bedroom with a radiator and a upvc double glazed window.



Bathroom:

1.84m x 1.67m

Fitted with a modern white suite that comprises a bath with a dual head shower over, a WC and a wash hand basin. There is a heated towel rail, a window and an extractor fan.



Bedroom:

2.91m x 2.33m

With a radiator and a upvc double glazed window.

External

To the front of the property there is a driveway leading to a parking area with planted borders, a garden store and a steel shed.

The **Garage** (3.82m x 2.54m) has an up and over door, a door to the garden and has power and light connected.



The lovely, mature West facing garden enjoys the afternoon sun and provides a high level of privacy. Mainly lawned, it has well stocked borders with rhubarb and strawberries!

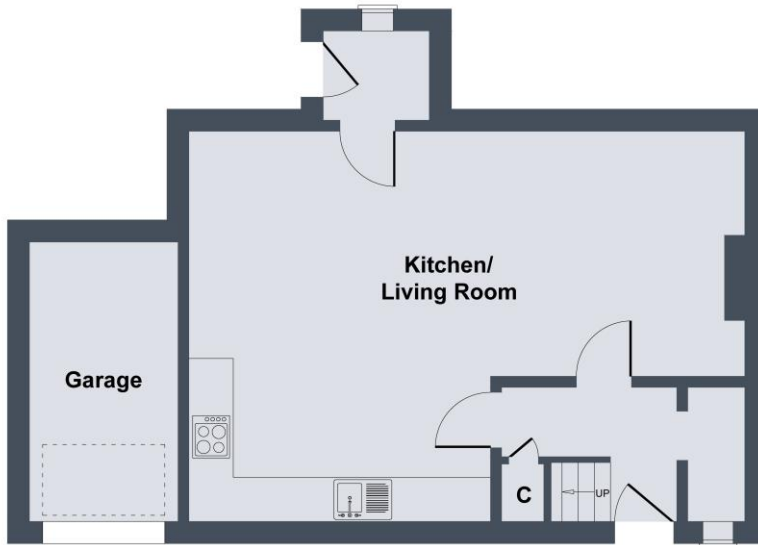


Additional Information

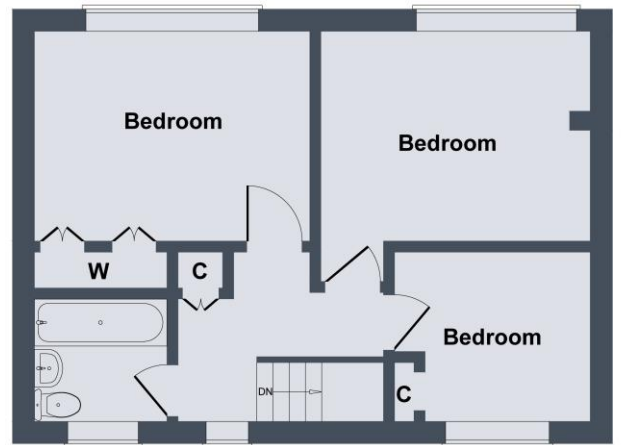
The postcode is DL9 4UN and the Council Tax Band is A. The Baxi gas central heating boiler is located in the utility area.

This property is non traditional construction.

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GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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