



## 32 Warwick Close, Catterick Garrison.

Offers in the region of £129,000

Forming part of this very popular development, conveniently positioned for all local amenities, this three bedroomed mid terraced house will appeal to a range of buyers. To the ground floor there is a living room, a large dining kitchen and a cloakroom, whilst to the first floor there are three bedrooms and a bathroom. Externally there is a garden and a garage. Being offered CHAIN FREE, an early inspection is recommended.

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

# 32 Warwick Close, Catterick Garrison.

Forming part of this very popular development, conveniently positioned for all local amenities, this three bedroomed mid terraced house will appeal to a range of buyers. To the ground floor there is a living room, a large dining kitchen and a cloakroom, whilst to the first floor there are three bedrooms and a bathroom. Externally there is a garden and a garage. Being offered CHAIN FREE, an early inspection is recommended.

## **Entrance Hall:**

Accessed through a upvc door and having a radiator and two large storage cupboards.

## **Cloakroom:**

Fitted with a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

## **Living Room:**

5.25m x 3.20m

A bright, dual aspect living room having upvc double glazed windows to the front and rear of the property.



There is a TV point, a 5.1 surround sound system, two radiators, a modern style fireplace with a gas fire and laminate flooring under the carpet.



## **Rear Lobby:**

With a radiator, a useful storage cupboard and a door to the garden.

## **Kitchen:**

5.24m x 2.74m

With ample space for family dining and being fitted with a range of modern wall and base units with complimenting countertops. Integrated into the units are an electric hob and a self cleaning pyrolytic oven.



There is plumbing for a washing machine, an extra large thirteen place setting dishwasher, integrated wine racks, windows to the front and rear of the property and a radiator.



### **First Floor Landing:**

With loft access a large airing cupboard and a boiler cupboard housing the central heating boiler. The heating system is controlled by Nest which is compatible with Alexa and Google voice control.

### **Bedroom:**

3.91m x 3.07m

A double bedroom with fitted wardrobes, a radiator and a upvc double glazed window.



### **Bedroom:**

3.49m x 2.78m

A double bedroom with a radiator, built in wardrobes and a upvc double glazed window.

### **Bedroom:**

3.28m x 2.14m

Currently used as a home office and having a curved modern desk, internet connection, a built in cupboard, a radiator and a upvc double glazed window.



### **Bathroom:**

Fitted with a white suite that comprises a bath with a digital electric shower over, a WC and a wash hand basin.

There is a heated towel rail and a upvc double glazed window.



### **External**

To the front the property has a small lawned forecourt garden. The private rear garden has recently installed fencing, is mainly lawned and has a raised decked seating area ideal for table and chairs. There is a garden store, a socket for a washing line and a gate to the rear.



### **Additional Information**

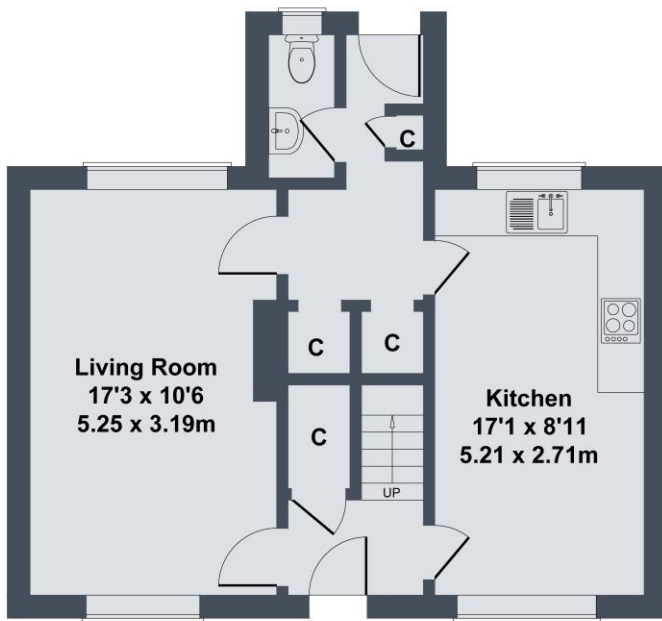
The postcode is DL9 3HH and the Council Tax Band is A.

The Worcester gas central heating boiler is located on the landing.

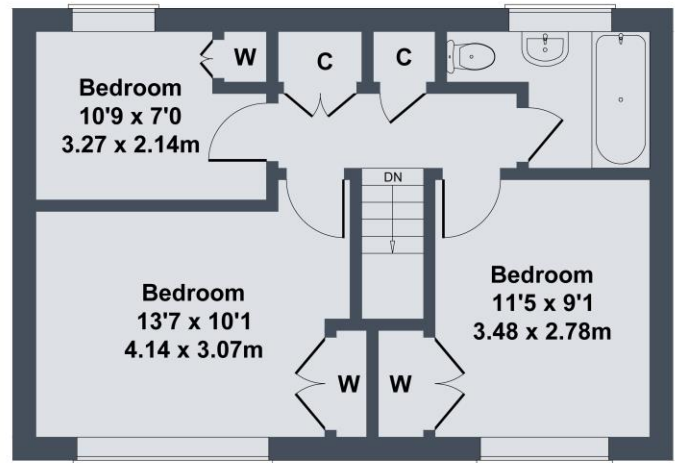
The rear facing upvc double glazed windows are recently installed.

There is a maintenance charge of approximately £50 per month for the upkeep of the communal grassed areas.

**32 Warwick Close, Catterick Garrison**



**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.

Produced by Potterplans Ltd. 2023

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.