



**30 Woodland Avenue, Catterick Garrison.**

**Offers in the region of £219,950**

Forming part of this very popular development, this immaculately presented three bedroomed semi detached house offers generous living spaces that will appeal to a range of buyers. To the ground floor there is a living room, a large dining kitchen and a cloakroom, with the first floor having three bedrooms, the master being ensuite, and a bathroom. Externally there is driveway parking, a garage and a garden with covered seating area. An early inspection is strongly advised!

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

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## **Entrance Hall:**

Having a radiator and a upvc double glazed window. The cloakroom has a WC, a wash hand basin, a radiator and a upvc double glazed window.

## **Living Room:**

A dual aspect room having upvc double glazed windows to the front and rear of the property. There is a TV point and two radiators.



Integrated into the units are a gas hob and an electric oven. There is plumbing for a washing machine and space for a tumble drier and fridge freezer. The dining area has a radiator and a pair of upvc double glazed doors opening out to the garden.



## **First Floor Landing.**

With a radiator and loft access.

## **Dining Kitchen:**

With ample space for a table, the kitchen is fitted with a range of cream coloured wall and base units with complimenting butchers block effect countertops.



## **Bedroom:**

A double bedroom with built in wardrobes, a radiator, a TV point and two upvc double glazed windows.



The Ensuite has a shower cubicle, a wash hand basin and a WC.



**Bedroom:**

A double bedroom with a radiator, an airing cupboard and a upvc double glazed window.



**Bedroom:**

With a radiator and a upvc double glazed window.



**Bathroom:**

Fitted with a modern white suite that comprises a bath with a shower over, a wash had basin and a WC. There is a radiator and a upvc double glazed window.



**External:**

The property sits back from the road behind a small lawned garden.

The driveway provides off street parking and leads to the garage. A gated path leads to the rear garden.

The rear garden is mainly lawned and has a timber shed and a raised decked seating area with pagoda.



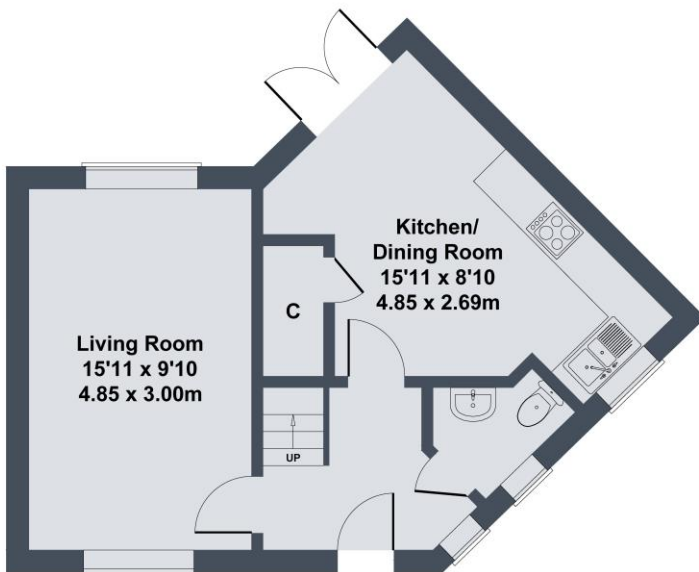
**Additional Information:**

The postcode is DL9 4WD and the Council Tax Band is C.

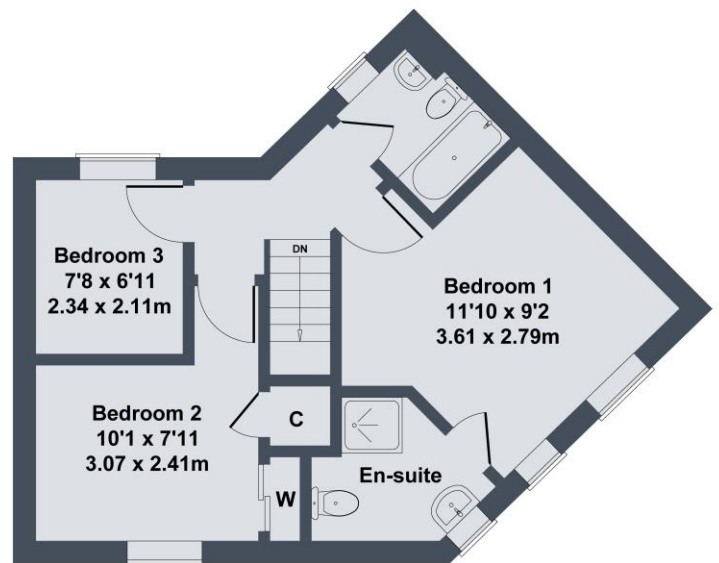
The gas central heating boiler is located in the kitchen.



**30 Woodland Avenue, Colburn, Catterick Garrison DL9 4WD**



**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.