



31 Castleton Road, Catterick Garrison.

Offers in the region of £129,950

Forming part of this very popular development and with a lovely open aspect to the front, this two bedrooomed semi detached house will appeal to a range of buyers including first time buyers and those looking for an investment property. To the ground floor there is a living room and a dining kitchen, with the first floor having two double bedrooms and a bathroom. Externally there is driveway parking, a garage and a generous rear garden.

Being offered CHAIN FREE, an early inspection is strongly advised.

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Entrance Hall:

Accessed through a part glazed timber door and having a radiator and a useful understairs storage cupboard.

Living Room:

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



There are two radiators and a TV point.



Dining Kitchen:

Fitted with a range of wall and base units with complimenting countertops.



There is an electric cooker with an extractor over, plumbing for a washing machine, upvc double glazed windows to the front and rear and a radiator.



Rear Lobby:

A great space for storage or for a fridge freezer, and having a half glazed upvc door to the garden.

First Floor Landing:

With loft access, an airing cupboard and a upvc double glazed window.

Bedroom:

A dual aspect double bedroom with upvc double glazed windows to the front and rear, a radiator and built in wardrobe.



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A dual aspect double bedroom with upvc double glazed windows to the front and rear, a radiator and a built in wardrobe.



Bathroom:

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



External

The property has an open aspect to the front and sits back from the road behind a lawned garden.

To the side is driveway parking and a garage.

The generous rear garden is mainly lawned and has a patio seating area and a garden store.



Additional Information

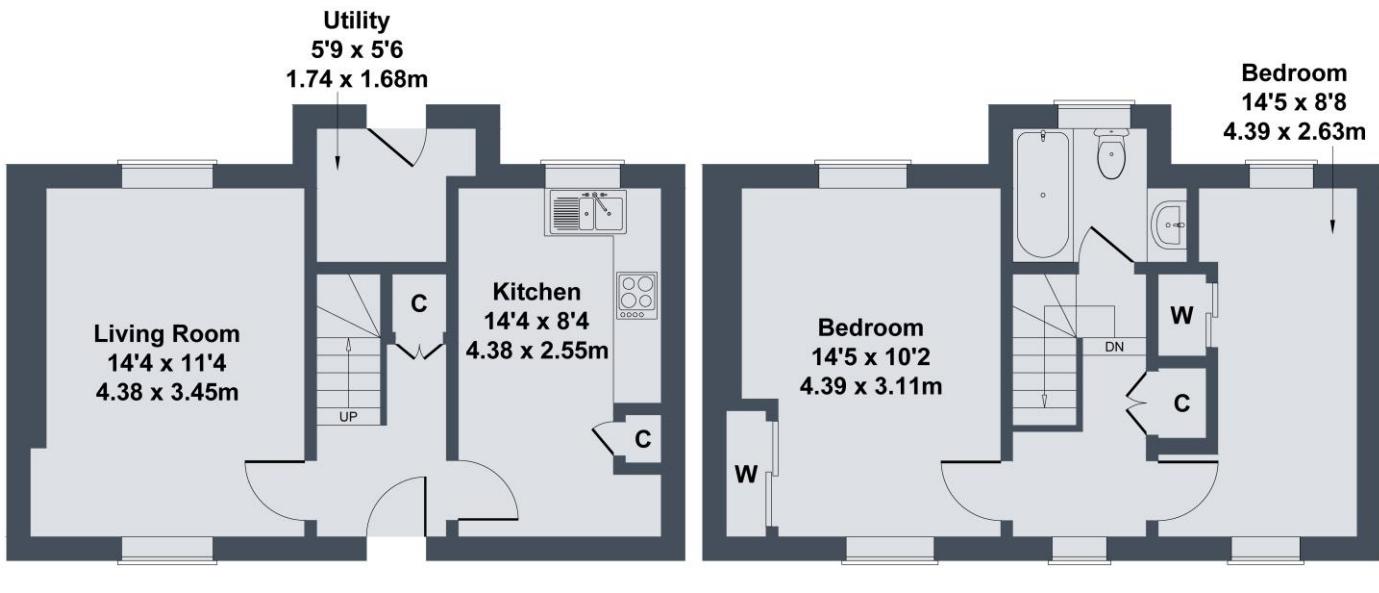
The postcode is DL9 4JU and the Council Tax Band is B.

The gas central heating boiler is located in the airing cupboard.

There is an annual maintenance charge of approximately £400. This covers the maintenance of the communal grassed areas and the upkeep of the roads and street lighting.



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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.

Produced by Potterplans Ltd. 2024

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.