



## 20 Low Green, Catterick Village

Offers in the region of £169,950

Overlooking Low Green, at the heart of this very popular and highly regarded village and appealing to a range of Buyers, this quaint cottage provides surprisingly spacious living spaces. To the ground floor is a character living room with a fireplace and an open plan dining kitchen, whilst to the first floor are two bedrooms and a shower room. Offered to the market CHAIN FREE, an early inspection is strongly recommended.

Living Room – Dining Kitchen – Two Bedrooms – Shower Room – CHAIN FREE

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

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## **Living Room:**

A characterful room, just what you would expect from a period cottage with wall lights, shelving, feature coving with a light and a fireplace housing a living flame gas fire.



There is a radiator, a TV point, phone socket, a part glazed upvc stable style door and double glazed window to the front. A part glazed timber door leads to the open plan kitchen diner.



## **Open Plan Dining Kitchen:**

With ample space for a table, the dining area has two useful cupboards and understairs storage space.

The kitchen is fitted with a range of cottage style cream units with complimenting work surfaces and tiles. Integrated into the units are a gas hob, an electric cooker with an extractor over, a fridge freezer, a washing machine and a tumble drier.



There is a sky light and double glazed windows to the side and rear of the property and a stable style door which opens out onto the property's boundary wall.



## **First Floor Landing:**

With access to the partially boarded loft which has light and a ladder and doors to the bedrooms and shower room.

### **Bedroom 1:**

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



### **Bedroom 2:**

A single bedroom with a radiator and a timber framed window overlooking the garden. This room also has the benefit of a sky light and a built in wardrobe.



### **Bathroom:**

A modern shower room comprising a large cubicle with a Mira Excel mains powered shower, a pedestal sink, WC, radiator, extractor fan, wall light, shelving and a timber framed window overlooking the rear of the property.

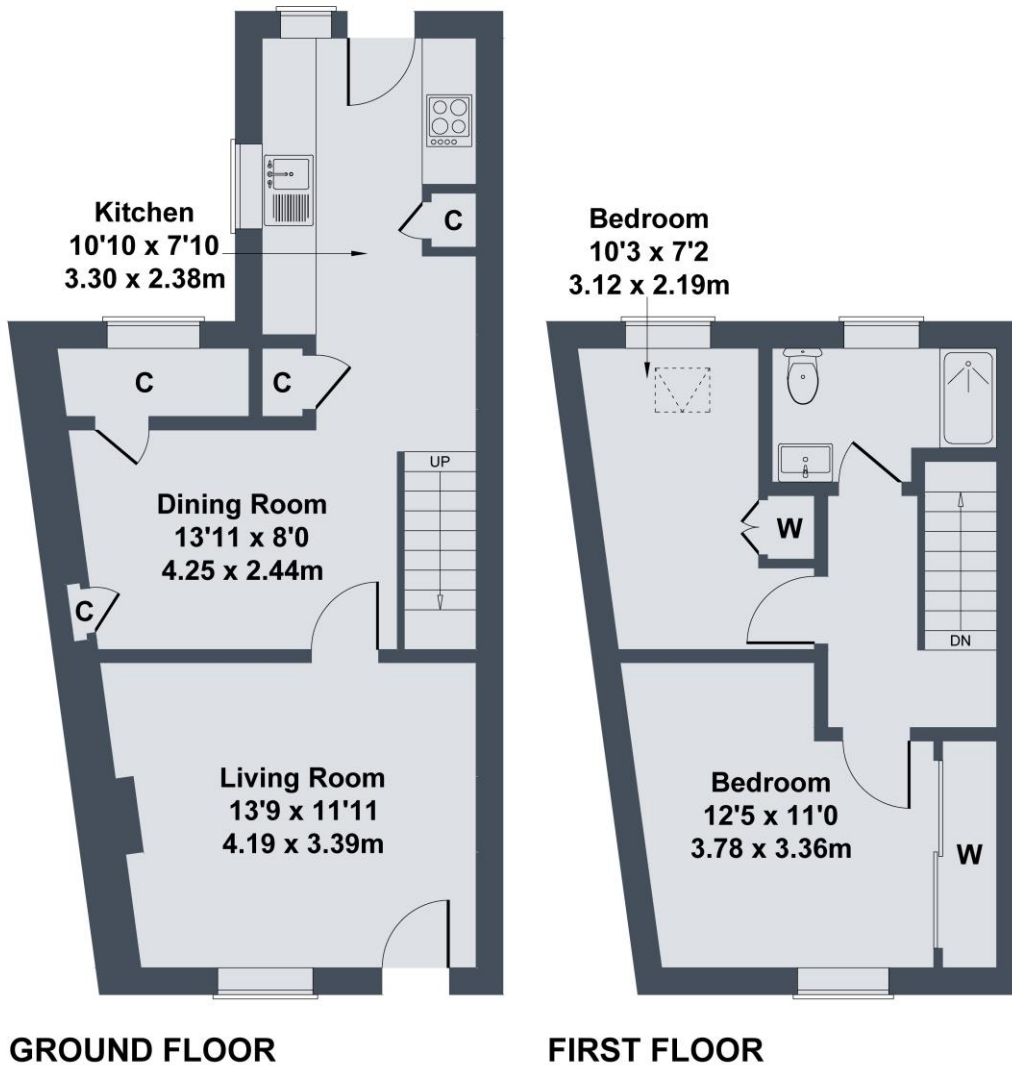


### **Additional Information**

The postcode is DL10 7LP and the Council Tax Band is B.

The property has gas central heating, the Worcester Bosch boiler is located in the kitchen.

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**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.