



## 11 Bennions Way, Catterick Village

Offers in The Region of £167,000

Sitting in a quiet cul de sac location, in this very popular and conveniently positioned Village, this two bedroomed semi detached property will appeal to a range of Buyers. To the ground floor there is a kitchen and a living room, whilst to the first floor there are two bedrooms and a bathroom. Externally there is a driveway, a garage and a landscaped garden. An early inspection is strongly advised!

Entrance Porch – Living Room – Kitchen – Two Bedrooms – Bathroom – Landscaped Garden – Garage – Driveway Parking

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

# 11 Bennions Way

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## **Entrance Vestibule:**

A upvc door give access to the entrance vestibule, having a radiator and door to the lounge.

## **Living Room:**

4.353 x 3.754 to stairs (14'3" x 12'3" to stairs)

A lovely space for relaxing, the living room has a upvc Bow window to the front, two radiators, a TV point, stairs to first floor and an under stairs storage cupboard.



## **Kitchen/Breakfast Room:**

3.730 x 2.239 (12'2" x 7'4")

With a range of base and wall units with complimenting worktops and tiled splash backs. Integrated is an electric oven, a four ring gas hob with extractor over and a circular stainless steel sink.



There is plumbing for a washing machine and a dishwasher and space for a fridge freezer. The kitchen provides ample space for a dining table, access to the garden through a part glazed upvc door and a window overlooking the rear garden. The kitchen has the benefit of underfloor heating.



## **First Floor Landing:**

With access to the boarded loft space and pull down ladder.

## **Bedroom 1:**

3.356 max x 3.768 max (11'0" max x 12'4" max)

A double bedroom with a upvc double glazed window overlooking the front of the property, a radiator, airing cupboard and walk in wardrobe.



**Bedroom 2:**

3.268 x 1.914 (10'8" x 6'3")

A single bedroom with a upvc double glazed window to the rear of the property and a radiator.



**Bathroom:**

Comprising a panelled bath with shower screen and dual headed mains powered shower over, wc, pedestal sink, frosted window to the rear of the property and a heated towel rail.



**Garage:**

The single garage is split into two sections and has handy built in storage space, a boarded loft space with ladder, an up and over door to the front and a personnel door to the side.

**External:**

To the front, the property has a low maintenance garden and driveway parking for multiple cars.

The rear garden is landscaped, with a lawn and two patio areas and an outside tap.



**Additional Information**

The postcode is DL10 7RL, the Council Tax Band is B.

The gas fired combi boiler is located in the loft space.



**11 Bennions Way, Catterick Village, DL10 7RL**



**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.