



## 3 Grange Road, Colburn, Catterick Garrison

£115,000

Forming part of this established and very popular development, this three bedroomed mid terraced house offers well laid out living spaces and will appeal to a range of buyers. To the ground floor there is a dual aspect living room and a large kitchen, with the first floor having three bedrooms and a bathroom. Externally there is off street parking to the front and a lawned garden to the rear. With scope for general updating, it is being offered CHAIN FREE.

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

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## **Living Room:**

6.00m x 3.00m

A generous, dual aspect living room having a upvc double glazed window to the front, and a pair of upvc double glazed doors opening out to the garden. There is a TV point and a radiator.



## **Kitchen:**

6.02m max x 3.44m max

The large kitchen is fitted with a generous range of wall and base units. There is a gas hob and an electric oven, plumbing for a washing machine, a radiator, useful under stairs storage, a upvc door to the front, a upvc double glazed window and a door to the garden



## **First Floor Landing:**

With loft access, a radiator and an airing cupboard.

## **Bedroom:**

3.53m x 3.16m

A double bedroom with a built in wardrobe, a radiator and a upvc double glazed window to the front of the property.



## **Bedroom:**

4.14m x 2.73m

A double bedroom with a TV point, a radiator and a upvc double glazed window overlooking the garden.



## **Bedroom:**

3.33m x 1.93m

With a radiator and a upvc double glazed window.





### **Additional Information**

The postcode is DL9 4NF and the Council Tax Band is A.

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

The property is Freehold.

The property is being sold as seen. None of the appliances have been, or will be serviced or checked.

### **Bathroom:**

2.26m x 1.67m

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 sits back from the road behind a low maintenance garden and a driveway providing off street parking.

The rear garden is mainly lawned and has a paved patio area and a timber shed.





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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.