



25 Oran Lane, Catterick Village

Offers in the Region of £199,995

In this quiet location, close to the centre of the village and with an open countryside aspect to the rear, this immaculately presented two bedroomed semi detached house has been improved over recent years, resulting in a lovely home. To the ground floor there is a living room, a dining kitchen and a conservatory, whilst to the first floor there are two double bedrooms and a well appointed shower room. Externally there is driveway parking for two cars and a garden boarding open countryside. An early inspection is strongly recommended.

Entrance Lobby – Living Room – Dining Kitchen – Conservatory - Two Bedrooms – Shower Room
Attic Room – Garden With Open Aspect

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

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Entrance Lobby:

Accessed through a traditionally styled upvc door, the lobby has a radiator and a window to the side of the property.

Living Room:

4.88m x 3.55m

Having a large upvc double glazed bay window to the front of the property, a TV point, an Optimyst Log Burner style fire and a radiator.



Dining Kitchen:

4.56m x 2.43m

With ample space for a table, the kitchen is fitted with a range of quality wall and base units with complimenting countertops. Integrated into the units are a gas hob and an electric oven with an extractor over.



There is plumbing for a washing machine and a dishwasher, and space for a fridge freezer. To the dining area there is a large storage cupboard and window.

A half glazed door gives access to the conservatory.



Conservatory:

2.86m x 2.24m

The upvc double glazed conservatory provides the perfect space for relaxing and enjoying the view. There is a tiled floor and a pair of doors that open out to the garden.



First Floor Landing:

With a window to the side of the property.

Bedroom:

3.59m x 3.41m

A double bedroom with two built in wardrobes, a radiator, a TV point and a window to the front of the property.



Bedroom:

2.97m x 2.65m

A double bedroom with a radiator and a window to the rear with open views.



Shower Room:

2.05m x 1.80m

The very well presented shower room is fitted with a corner shower cubicle, a WC and a designer wash hand basin set on a vanity unit with storage under. There is a heated towel rail and a window to the rear of the property.



Attic Room:

Accessed through a drop down hatch and ladder in bedroom 2, the attic room has a roof window and eaves storage.



External

The property sits back from the road behind a resin driveway providing off street parking for two cars. A gated path to the side leads to the rear garden.

The pleasant rear garden is mainly lawned, with a paved seating area and borders open countryside. There is a useful garden store.



Additional Information

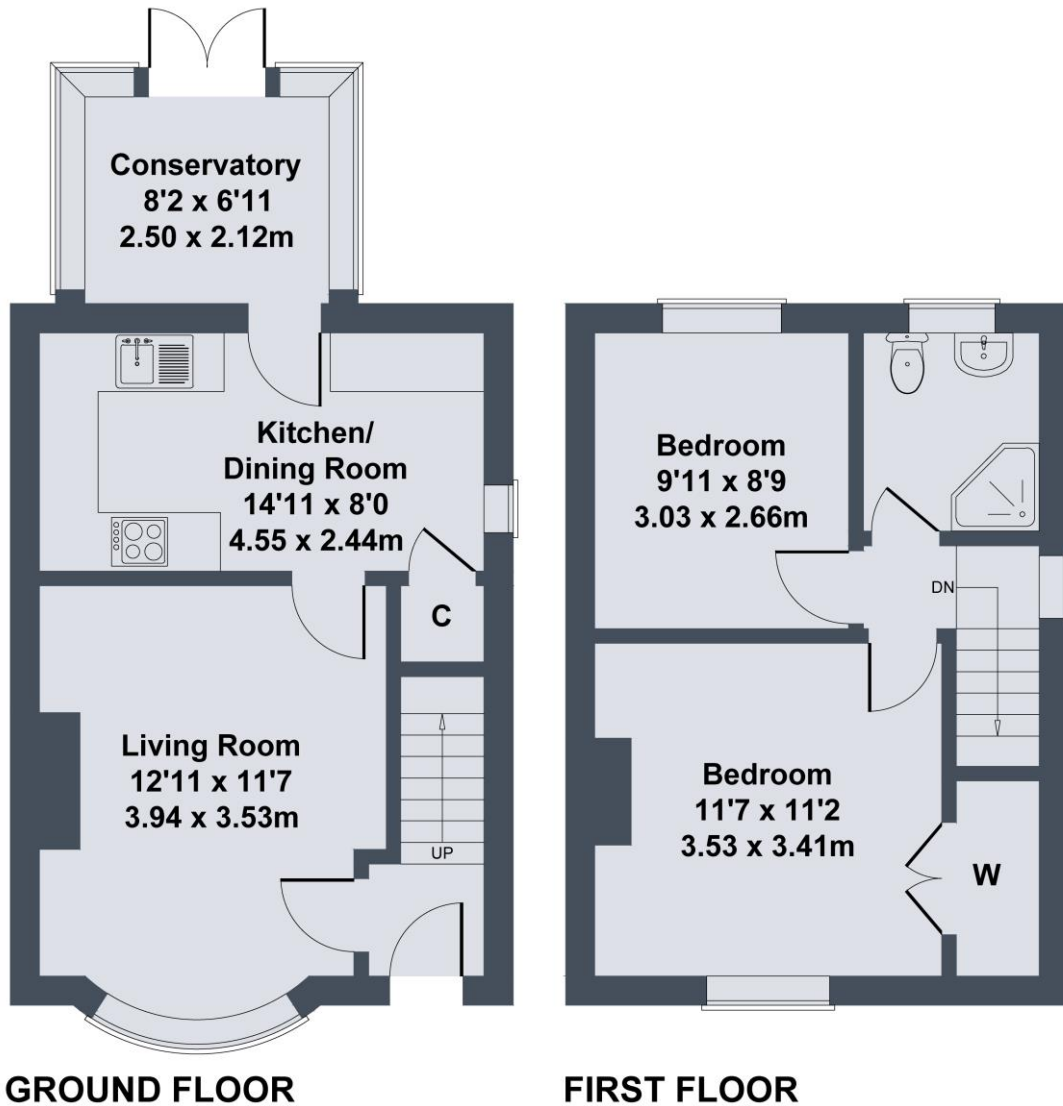
The postcode is DL10 7NF and the Council Tax Band is B.

The internal doors have been recently replaced, with modern oak design doors.

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