



23 Linton Rise, Catterick Garrison

Offers in The Region of £160,000

In a cul de sac location, conveniently positioned for all local amenities, this three bedroomed semi detached house offers well laid out living spaces with the benefit of driveway parking and a garage. To the ground floor there is a large living room and a dining kitchen, with the first floor having three bedrooms and a modern bathroom. Externally there is driveway parking, a garage and a rear garden.

With scope for some cosmetic updating it is being offered CHAIN FREE, an early inspection is strongly advised!

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

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Entrance Lobby:

Accessed through a half glazed upvc door and having a radiator and stairs to the first floor.

Living Room:

4.91m x 3.98m

The large living room features a set of sliding doors that open out to the garden. There is a radiator and a TV point.



Kitchen:

3.33m x 2.67m

Fitted with a range of wall and base units with complimenting countertops that also create a breakfast bar area. Integrated into the units are a gas hob and an electric oven. There is plumbing for a washing machine, a useful storage cupboard and a upvc double glazed window to the front of the property.

First Floor Landing:

With loft access.

Bedroom:

4.22m x 2.64m

A double bedroom with a large upvc double glazed window and a radiator.



Bedroom:

3.34m x 2.22m

With a built in wardrobe, a radiator and a upvc double glazed window.



Bedroom:

2.78m x 2.16m

With a built in wardrobe, a radiator and a upvc double glazed window.

Bathroom:

2.00m x 1.80m

Fitted with a modern white suite that comprises a bath with a shower over, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.



External

The property sits back from the road behind a garden and a driveway providing off street parking. The driveway runs to the side of the property and leads to the garage.

The rear garden is mainly paved with raised planters.



Additional Information

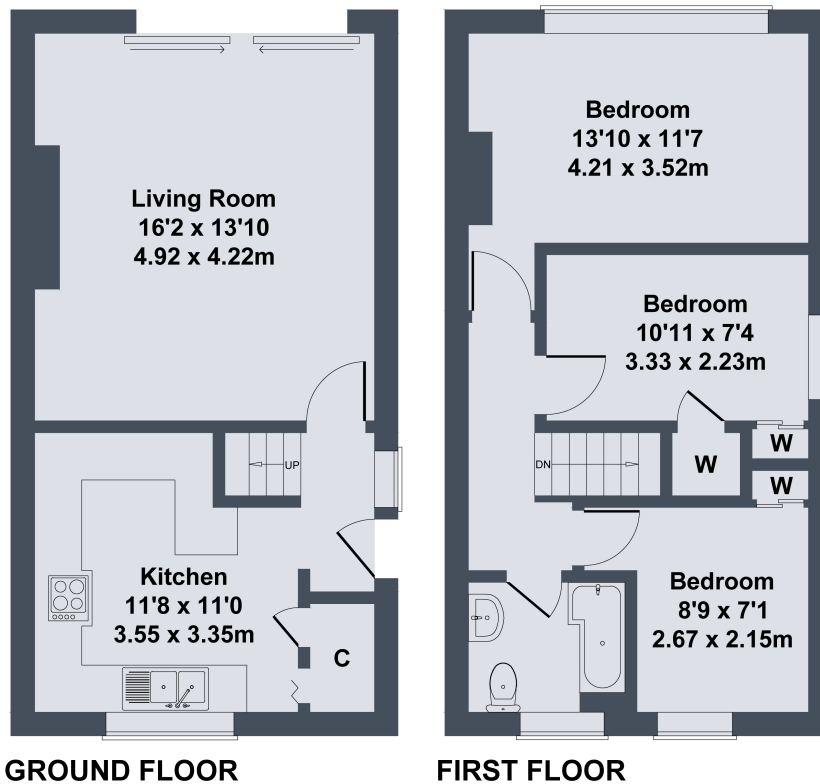
The postcode is DL9 4DN and the Council Tax Band is B.

The gas central heating boiler is located in the kitchen.



Floorplan

Linton Rise, Catterick Garrison, DL9 4DN



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.