



44 Cleveland Road, Catterick Garrison

Offers in The Region of £217,950

Forming part of this very popular residential development, conveniently positioned for all local amenities this three bedroomed extended end terraced house is well presented throughout and makes a perfect family home. To the ground floor there is a living room, kitchen and garage conversion, with the first floor having three double bedrooms and a bathroom. Externally there is a low maintenance garden with a seating area and cooking station and driveway parking for multiple cars.

An early inspection is strongly advised!

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

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Entrance Hall:

Accessed via a part glazed composite front door, the welcoming hallway provides space for coats and shoes and has a useful understairs cupboard. Doors lead to the kitchen and living room, with stairs to the first floor.

Kitchen:

Fitted with a range of cream wall and base units with complimenting countertops, integrated is a double electric oven and gas hob with extractor over. There is plumbing for a dishwasher, a breakfast bar, radiator and windows to the front and rear of the property, providing plenty of light.



Utility:

With space for a fridge freezer, plumbing for a washing machine and a upvc part glazed door out to the rear garden. The Combi Boiler is located in the utility room.

Garage Conversion:

Providing additional living space, the garage conversion has a radiator, a TV point and a door to the rear garden.



Living Room:

A perfect space for relaxing, the living room has windows to the front and rear of the property, a log burning stove, a TV point and a radiator.



Bathroom:

The modern bathroom comprises a sink unit with storage, a bath with dual headed shower over, wc, a frosted window to the rear of the property and a radiator.



Landing:

With a window to the front of the property and loft access.

Bedroom 3:

A double bedroom with built in wardrobes, a TV point and a radiator.



Bedroom 1:

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



Bedroom 2:

A double bedroom with windows to the front and rear of the property, a radiator and a TV point.



External:

To the rear of the property is a low maintenance patio garden with a pergola, seating and cooking area and a shed. A gate leads to the front of the property.

To the front is off road driveway parking for several cars.



Additional Information:

The Postcode is DL9 4JS, the Council Tax Band is B.

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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.

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