



## 1 Carlton Road, Catterick Garrison

### Offers in The Region of £165,000

Forming part of this very popular residential development, conveniently positioned for all local amenities and the town centre, this three bedroomed end terraced house has been much improved by the current Owners and is beautifully presented throughout. The well planned layout features a fantastic open plan dining kitchen with utility area, living room with log burning stove, three bedrooms, a shower room and a second bathroom. Externally, the property has a wrap around garden with decked seating area, a shed which is currently used as a gym and a garage. An early inspection in strongly recommended!

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

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## **Open Plan Dining Kitchen:**

Accessed through a composite part glazed front door, the open plan dining kitchen comprises a recently fitted range of wall and base units with complimenting granite worktops. Integrated is a double electric oven and a gas hob with extractor over.



Flooded with light from the windows to the front and rear of the property, there is space for a dining table and a utility area with plumbing for a washing machine, space for a fridge freezer and a upvc part glazed door leading to the rear garden.



## **Living Room:**

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



## **Bathroom:**

The well appointed bathroom is fully tiled and comprises a concealed unit wc, bowl wash hand basin, shower cubicle with mains fed dual headed shower, an electric mirror with light and a heated towel rail.



### **Bedroom 1:**

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



### **Bedroom 2:**

A single bedroom with a window to the rear of the property, understairs cupboard and a radiator.



### **Bed 3/Loft Room:**

A single bedroom with eaves storage and Velux windows.



### **Bathroom:**

Comprising a free standing roll top bath, a radiator and a Velux window.



### **External:**

The property has the benefit of a lawned wrap around garden with decked seating area.

The large shed is currently used as a gym and has power, light and electric heating.

The garage is located nearby in a block.



### **Additional Information**

The postcode is DL9 4JN, the Council Tax Band is B.

The gas central heating combi boiler is located in the utility area.



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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.