



**25 Linton Rise, Catterick Garrison**  
**Offers in The Region of £150,000**

In a cul de sac location, conveniently positioned for all local amenities, this three bed roomed 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 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!

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

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## Entrance Lobby:

Accessed through a half glazed upvc door with a glazed side panel 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, 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 white suite that comprises a bath, 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 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 low maintenance, fully paved with planted borders.



### **Additional Information**

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

The Baxi gas central heating boiler (2021) is located in the kitchen.





## Floorplan

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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.