



6 St Paulinus Crescent, Catterick Village.

Offers in the region of £186,500

Sitting in a quiet cul de sac location, in this very popular and conveniently positioned village, this two bed roomed semi detached house benefits from a conservatory, a garage and driveway parking and will appeal to a range of buyers. To the ground floor there is a kitchen, a living room and a conservatory, whilst to the first floor there are two double bedrooms and a bathroom. Externally there is a driveway, a garage and a garden. An early inspection is strongly advised!

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

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Entrance Porch:

A great lobby area which provides space for outdoor wear. The hallway has a radiator.

Kitchen:

3.18m x 2.26m

Fitted with a range of wall and base units with complimenting countertops. Integrated into the units are a gas hob, an electric oven and a microwave oven. There is plumbing for a washing machine, a radiator, space for a fridge freezer and a upvc double glazed window.



Living Room:

4.46m x 4.34m

A generous living room having a TV point, two radiators, a useful under stairs storage cupboard and a pair of doors opening into the conservatory.



Conservatory:

3.83m x 3.46m

A large upvc double glazed conservatory which provides ample space for a dining table and for relaxed seating. There is an electric heater and a pair of doors to the garden.



First Floor Landing:

With loft access and an airing cupboard.

Bedroom:

3.80m x 2.63m

A double bedroom with fitted wardrobes, a storage cupboard, a radiator and two upvc double glazed windows.



Bedroom:

2.85m x 2.30m

A double bedroom with fitted wardrobes, a radiator and a upvc double glazed window.



Bathroom:

1.98m x 1.92m

Fitted with a modern white suite that comprises a bath with a Mira electric 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 lawned garden and a driveway proving off street parking.

The Garage has an up and over door and a door to the garden.

A gated path to the side leads to the rear garden. The rear garden has a gravelled seating area and an upper level which is lawned.

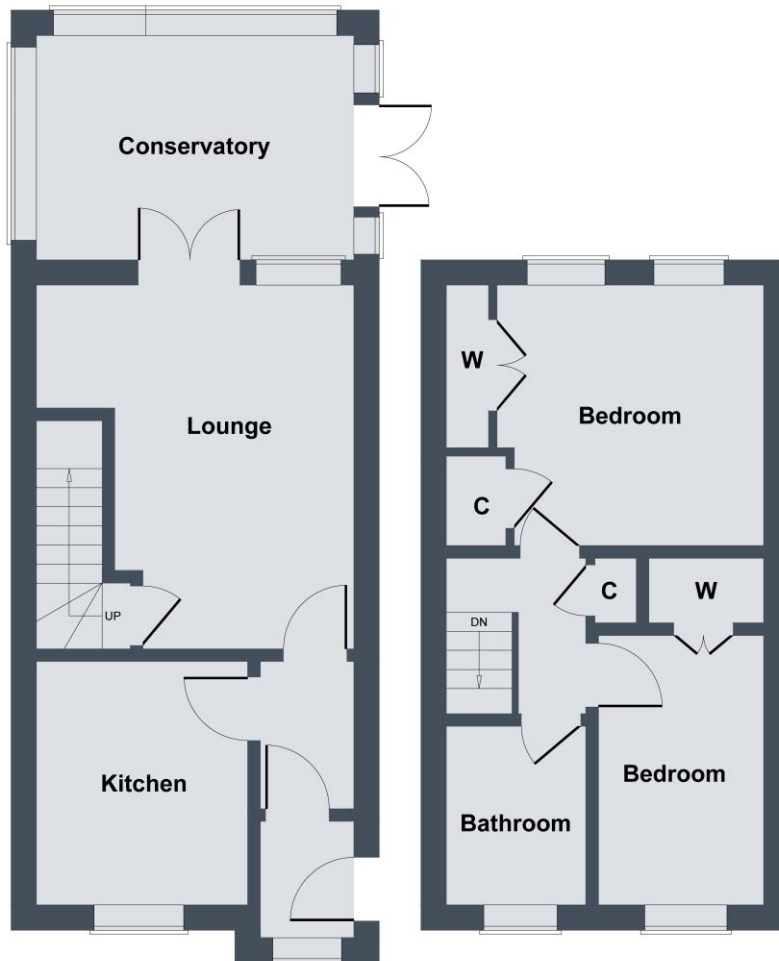


Additional Information

The postcode is DL10 7UB and the Council Tax Band is C.

The property has the benefit of gas central heating.

6 St Paulinus Crescent



GROUND FLOOR

FIRST FLOOR

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.

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.