



8 Grange Road, Colburn

Offers in The Region of £165,000

Sitting on a large corner plot and having been much improved by the Current Owners, this end of terrace property will appeal to a range of Buyers. To the ground floor is a living room, modern kitchen with dining space and a cloakroom, whilst to the first floor are three bedrooms and a modern bathroom. Externally, are three garden areas, the front is lawned with driveway parking for multiple cars, whilst to the rear and side is a lovely landscaped garden featuring both lawned areas and a patio. An early inspection is strongly recommended!

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

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Entrance Hall:

Accessed through a composite front door, the welcoming hallway features oak flooring, a radiator and stairs to the first floor.



The kitchen provides ample space for a dining table, a window to the side of the property, a upvc part glazed door leading to the garden and handy understairs storage space.

Cloakroom:

A large cloakroom comprising a wc, sink, frosted window to the side of the property, plumbing for a washing machine and space for a tumble drier, as well as storage and space to hang coats.



First Floor Landing:

With a radiator and a window to the rear of the property.

Kitchen:

Having been upgraded and remodelled by the Current Owners, the kitchen has a range of base and wall units and complimenting butchers block style worktops, including an electric oven and space for a dishwasher and fridge freezer.

Bedroom 1:

A double room with a window to the front of the property, a radiator and a useful floor to ceiling storage cupboard.



Bedroom 2:

A double room with a window to the front of the property, over stairs cupboard and a radiator. The loft access is located in bedroom 2, the loft is part boarded and has a pull down ladder, power and light.



Bedroom 3:

A single room with a floor to ceiling storage cupboard, radiator and a window to the rear of the property. The 'Main' Combi Boiler is located in this room.



Bathroom:

A well appointed fully tiled bathroom, comprising a bath with mains powered shower over, wc, pedestal sink, heated towel rail and two frosted windows to the rear of the property.



External:

The property sits on a large corner plot providing gardens to the front, rear and side and driveway parking for multiple cars.



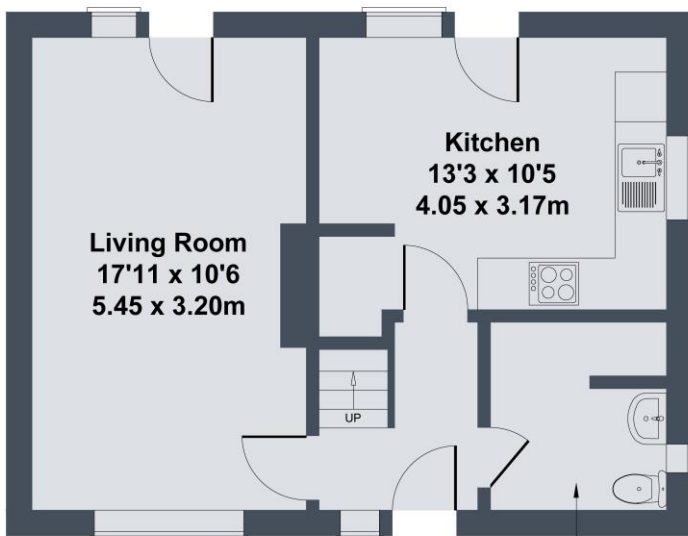
To the rear are two sheds, a patio area and a lawned garden, there is a second lawned area to the side.



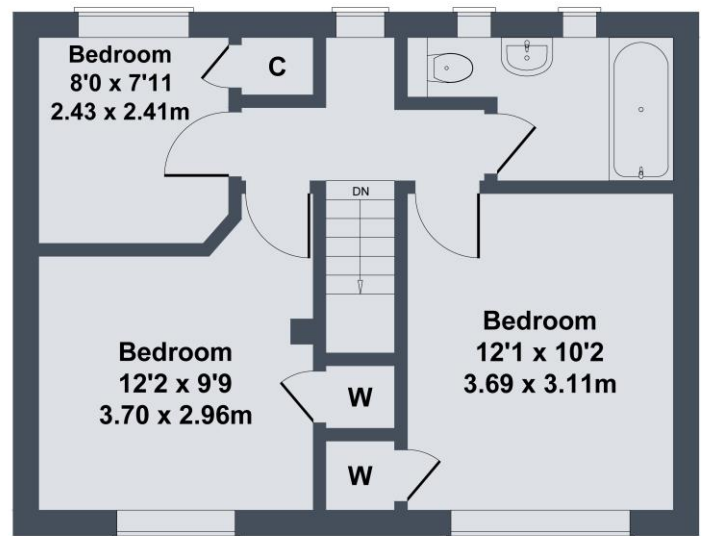
Additional Information

The postcode is DL9 4NE, the Council Tax Band is A.

8 Grange Road, Colburn, Catterick Garrison, DL9 4NE



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.

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.