



11 St Cuthberts Avenue, Colburn

Offers in the region of £215,000

In this very popular location, this nicely presented three bedroomed semi detached house has been improved and extended, providing a well planned layout that will appeal to a range of buyers. To the ground floor there is a living room, a dining kitchen and a large conservatory, with the first floor having three bedrooms and a modern bathroom. Externally there is driveway parking, a garage, and a garden with summerhouse and workshop. An early inspection is strongly recommended.

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

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Entrance Hall:

Accessed through a part glazed upvc door and having a radiator and timber flooring.

Living Room:

4.84m x 3.13m

A generous, bright room having a upvc double glazed window to the front of the property. There is a TV point, a radiator and a pair of doors that open into the dining kitchen.



Dining Kitchen:

4.60m x 2.67m

With space for a table, the kitchen is fitted with a range of wall and base units with complimenting countertops.



There is an electric cooker with an extractor over, plumbing for a dishwasher, space for a fridge freezer, a radiator and a pair of upvc double glazed doors that open into the conservatory.



Conservatory:

3.90m x 3.51m

The large upvc double glazed conservatory provides a great additional living space and has a tiled floor, an electric heater, plumbing for a washing machine and a pair of doors to the garden.



First Floor Landing:

With a upvc double glazed window and a useful storage cupboard.

Bedroom 1:

4.03m x 2.64m

A double bedroom with a radiator and a upvc double glazed window.



Bedroom 2:

3.44m x 2.63m

A double bedroom with a radiator and a upvc double glazed window.



Bedroom 3:

2.13m x 1.89m

With a built in storage cupboard, a radiator and a upvc double glazed window.



Bathroom:

1.87m x 1.64m

Fitted with a white suite that comprises a bath with a dual headed 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 driveway and a parking area providing off street parking for two cars.

The Garage has an up and over door and a door to the garden. A gated path leads to the rear of the property.

The generous rear garden enjoys the afternoon an evening sun and features a lawn and a large seating area.



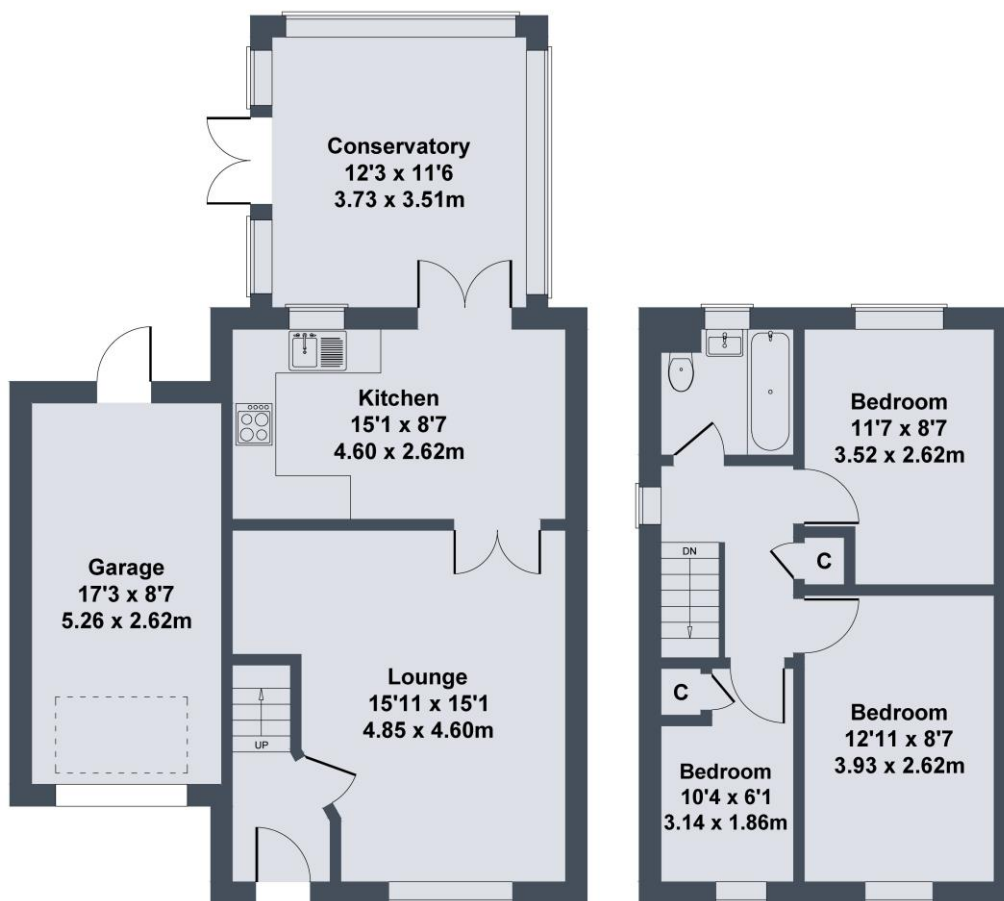
There is a large timber summerhouse and workshop which has power and light connected.



Additional Information

The postcode is DL9 4NT and the Council Tax Band is B. The property has the benefit of gas central heating and solar panels to the roof.

11 St. Cuthberts Avenue, Colburn, Catterick Garrison, DL9 4NT



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