



## 5 Gough Road, Catterick Garrison

Asking Price- £200,000

Forming part of this recently completed and development, conveniently positioned for all the amenities of Catterick Garrison, this generous semi detached house provides well planned living spaces and will appeal to a range of Buyers. To the ground floor there is a living room, a dining kitchen and a cloakroom, with the first floor having three bedrooms and a house bathroom. Externally there is driveway parking and a rear garden with patio area. An early inspection is strongly recommended!

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

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## **Entrance Hall:**

The welcoming hallway provides space for coats and shoes, Karndean flooring which runs through the ground floor, a radiator and stairs to the first floor.

## **Dining Kitchen:**

With a range of wall and base units with complimenting countertops, integrated is an electric oven and a gas hob with an extractor over.



The kitchen provides ample space for family dining and has windows to the front and side of the property and a radiator. Doors lead into the living room and cloakroom.



## **Living Room:**

The living room is flooded with light having patio doors and a window out to the garden, Karndean flooring and a radiator.



## **Landing:**

With loft access and a radiator.

## **Bedroom 3:**

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



### **Bedroom 2:**

A double bedroom with a window to the rear of the property and a radiator.



### **Bedroom 1:**

A double bedroom with two windows to the front of the property and a radiator.



### **Bathroom:**

Comprising a three piece suite; a sink, toilet and a bath with a dual headed shower over. There is a heated towel rail and a frosted window to the side of the property.



### **External:**

To the front of the property is driveway parking, whilst to the rear is a patio area.

The single garage has power and light and is accessible via the roller door to the front and also a personnel door to the rear.

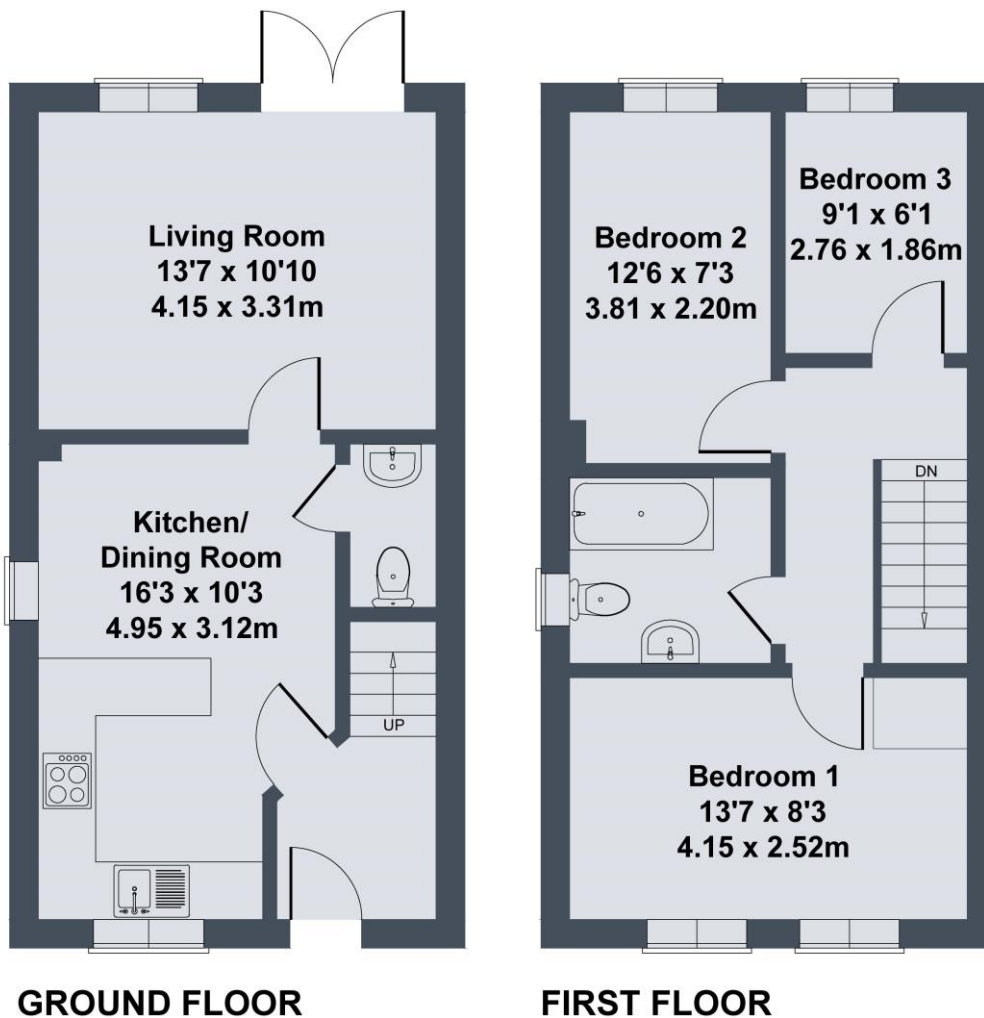


### **Additional Information**

The postcode is DL9 3EL, the Council Tax Band is B.

The Ideal Combi Boiler is located in the kitchen.

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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.