



## 52 Scotton Gardens, Catterick Garrison

### Offers in The Region of £180,000

Forming part of this very popular residential development, conveniently positioned for all local amenities and the town centre, this three bedroomed end terraced house is beautifully presented throughout and will appeal to a range of Buyers. The well planned layout features a large living room with log burning stove, a fantastic dining kitchen, utility room, three double bedrooms and a shower room. To the rear, is a patio garden with bar, the front garden is lawned and paved with a shed. 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 has solid wood flooring, an understairs 'dog house', doors leading to the utility room, living room and kitchen and stairs to the first floor.

## **Utility Room:**

Fitted with a range of cream wall and base units, integrated is a sink with drainer, plumbing for a washing machine and space for a tumble drier. With an electric radiator and a window to the front of the property.



## **Kitchen:**

With a range of navy wall and base units, the kitchen is fully integrated and includes a dishwasher, induction hob with extractor over, an under counter fridge and freezer and a large larder cupboard.



The kitchen provides a perfect space for family dining and is flooded with light with a window to the front of the property and patio doors leading out to the garden.



## **Living Room:**

The living room provides a great space for relaxing and has a log burning stove, an electric radiator, a TV point and a window overlooking the rear of the property.



## **Landing:**

With an airing cupboard housing the electric water tank, an electric radiator and loft access.

### **Bedroom 1:**

A double bedroom with an electric radiator, a TV point and a window overlooking the rear of the property.



### **Shower Room:**

A very well appointed shower room comprising a sink unit, wc, heated towel rail and a cubicle with an electric shower.



### **Bedroom 2:**

A double bedroom with an electric radiator, a TV point and a window overlooking the front of the property.



### **External:**

The property has paved gardens to the front and rear. The Current Owners will consider leaving the bar, by separate negotiation.

### **Bedroom 3:**

A double bedroom with an electric radiator, a TV point and a window overlooking the rear of the property.



### **Additional Information**

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

The property has electric heating.



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.