



## 11 Cleveland Road, Catterick Garrison

Offers in The Region of £135,000

Forming part of this very popular residential development, conveniently positioned for all local amenities this two bedroomed end terraced house benefits from driveway parking, a garage and an open countryside aspect to the rear. To the ground floor there is a living room and a dining kitchen, with the first floor having two double bedrooms and a bathroom. Externally there is a lawned garden, driveway parking, a garage and a lovely rear garden with open aspect. Being offered to the market CHAIN FREE, it will appeal to a range of buyers and an early inspection is strongly advised!

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

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## **Entrance Hall:**

Accessed through a part glazed door and having a radiator.

## **Living Room:**

4.38m x 3.14m

With a TV point, a radiator and a upvc double glazed window.



## **First Floor Landing:**

With loft access and an airing cupboard.

## **Bedroom:**

4.40m x 3.10m

A double bedroom with a radiator, a upvc double glazed window and a built in wardrobe.



## **Dining Kitchen:**

4.41m x 3.48m

Fitted with a range of wall and base units with complimenting countertops. There is space for a cooker and a fridge freezer, plumbing for a washing machine, a radiator, space for a table, a upvc double glazed window and a part glazed door out to the garden.



## **Bedroom:**

3.46m x 2.65m

A double bedroom with a radiator, a upvc double glazed window and a built in wardrobe.



### **Bathroom:**

1.92m x 1.63m

Fitted with a white suite that comprises a bath with a shower over, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



### **External**

The property sits back from the road behind a lawned garden. To the side there is a driveway providing off street parking and the garage.

The generous rear garden borders open countryside and has a store and a paved seating area.



### **Additional Information**

The postcode is DL9 4JR and the Council Tax Band is A.

There is a maintenance charge of approximately £400 per annum which covers the street lighting and the upkeep of the communal grassed areas.



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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.