



52 Constantine Avenue, Colburn

Offers in The Region of £169,995

Located on this established and popular development on a corner plot, this nicely presented three bedroomed property makes an excellent home that will appeal to a range of Buyers. To the ground floor there is a dual aspect living room, a dining room, a kitchen and a versatile additional room which is currently used as a hairdressing space, with the first floor having three bedrooms and a well appointed bathroom. Externally there are is a wrap around garden, driveway parking and a garage. An early inspection is strongly recommended!

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

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## **Entrance Hall:**

Accessed via a part glazed upvc front door, the entrance hall has plumbing for a washing machine, space to hang coats and gives access to the kitchen and a room which is currently set up as a hairdressing space.

## **Hairdressing Room:**

2.18m x 1.7m

With a window to the front of the property, plumbing and electric. A versatile room which could also make a great home office or utility room.

## **Kitchen:**

2.92m x 3.4m

With a range of wall and base units and complimenting worktops, tiled surrounds, stainless steel sink with drainer, electric oven and hob and plumbing for a washing machine or dishwasher. There is useful understairs storage space, which is currently used as a pantry.



With a window to the front of the property and access to the dining room and living room.



## **Living Room:**

6.1m x 3.35m

A dual aspect room with a window to the front of the property and patio doors leading to the rear garden, a radiator and a pine fire surround.



## **First Floor Landing:**

With a storage cupboard and access to the bedrooms and bathroom.



**Bedroom 1:**

3.81m x 3.35m

A double bedroom with a built in wardrobe, radiator and a window to the front of the property.

**Shower Room:**

Comprising a white three piece suite; a panelled bath with electric shower over, a pedestal sink and two frosted windows to the front of the property.

**Bedroom 2:**

3.81m x 2.46m

A double bedroom with a built in wardrobe, access to the loft space and a window to the rear of the property.

**External:**

To the front is off road driveway parking, whilst to the side and rear is a part lawned, part paved garden. The garden is enclosed by a hedge and a newly fitted fence with a gate.

The garage (4.98m x 2.51m) has an up and over door to the front, a personnel door to the side and power.

**Bedroom 3:**

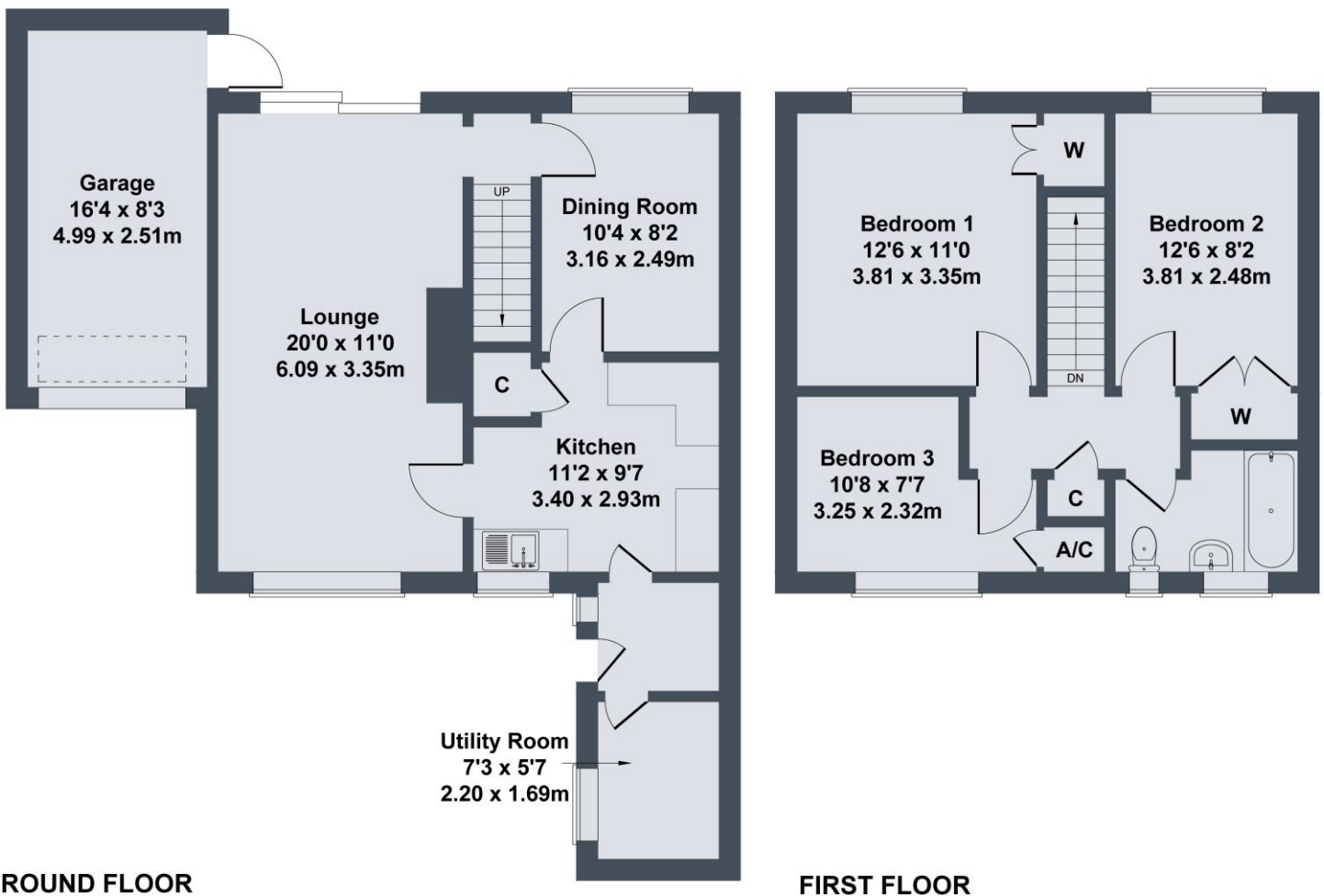
2.31m x 3.25m

With a built in cupboard housing the gas central heating combi boiler, radiator and a window to the front of the property.

**Additional Information**

The postcode is DL9 4RD, the Council Tax Band is B.

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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.

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