



1 Albermarle Drive, Catterick Garrison

Offers in The Region of £204,000

Forming part of this very popular development, this three bedroomed semi detached house sits on a large corner plot and will appeal to a range of Buyers. To the ground floor is a large living room and a kitchen whilst the first floor has three bedrooms and a modern bathroom. Externally, there are gardens to the front, rear and side of the property, a garage and a driveway which provides off road parking for at least two cars. An early inspection is strongly recommended.

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

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Entrance Hall:

Accessed through a upvc front door with glazed side panel, the hallway has a radiator, doors to the living room and kitchen and stairs to the first floor.

Living Room:

5.21m x 4.24m

A generous room, perfect for relaxing and with space for a dining table if desired, the living room has a window to the side of the property, a radiator and a TV point.



There are two built in cupboards, two windows to the rear of the property and a radiator. A upvc glazed door leads to the rear garden.



Landing:

With loft access and a radiator.

Bedroom 1:

4.07m x 3.16m

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



Kitchen:

4.31m x 2.73m

Comprising a range of wall and base units with complimenting countertops, there is space for a fridge freezer and a washing machine, plumbing for a washing machine, an extractor fan and a sink with drainer.



Bedroom 2:

3.34m x 2.15m

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

**Bedroom 3:**

2.14m x 2.68m

A single bedroom with a radiator, built in wardrobe and a window overlooking the rear garden.

**Bathroom:**

A modern suite, comprising a cubicle with mains fed shower, a concealed cistern wc and sink unit with storage, a heated towel rail, an extractor fan and a frosted window overlooking the rear of the property.

**External:**

The property sits on a corner plot, with the benefit of a wrap around garden, which is part lawned and part paved.

The single garage has an up and over door and has recently had the roof replaced.

**Additional Information**

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

The Worcester Bosch Gas Central Heating Combi Boiler is located in the kitchen.

The roof of the property was recently replaced.



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.