



## 8 St Peters Close, Colburn

Offers in the region of £180,000

Sitting in a quiet cul de sac position, this three bedroomed semi detached property has been improved by the Current Owners and will appeal to a range of Buyers! To the ground floor is a living room and a dining kitchen, whilst to the first floor are three bedrooms and a recently modernised bathroom. Externally, there is driveway parking, a lovely lawned garden with a patio area and a garage. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

Entrance Lobby – Living Room – Dining Kitchen – Three Bedrooms – Bathroom – Gardens –  
Garage – Driveway Parking

Greyfriars 15 King Street Richmond North Yorkshire DL10 4HP

T 01748 821700 F 01748 821431 E [info@irvingsproperty.co.uk](mailto:info@irvingsproperty.co.uk) W [www.irvingsproperty.co.uk](http://www.irvingsproperty.co.uk)

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## **Entrance Hall:**

Accessed via a part glazed upvc door and having stairs to the first floor.

## **Living Room:**

4.86m x 3.63m

Having a upvc double glazed window to the front of the property, two radiators, a TV point and a useful understairs cupboard.



## **Dining Kitchen:**

4.59m x 2.59m

With ample space for a dining table, the kitchen is fitted with a range of wall and base units. Integrated into the units are an electric hob and oven and there is plumbing for a washing machine, a radiator, a upvc double glazed window overlooking the garden and a door that opens onto the rear patio.



## **First Floor Landing:**

With a window and an airing cupboard.

## **Bedroom 1:**

4.01m x 2.66m

A double bedroom with a radiator and a upvc double glazed window.



## **Bedroom 2:**

2.71m x 2.65m

A double bedroom with a radiator and a upvc double glazed window.





### **Bedroom 3:**

2.13m x 1.89m

With a radiator, a storage cupboard and a upvc double glazed window.



### **Bathroom:**

1.88m x 1.69m

A recently fitted, fully tiled bathroom comprising a bath with a glass screen and a mains fed shower over, a sink unit with storage, a wc, an extractor fan and a frosted window to the rear of the property,



### **External**

To the front the property has a low maintenance garden and a driveway providing off street parking.

The **Garage** (5.25m x 2.63m) has an up and over door, power connected and a door to the garden.

The large rear garden has been much improved by the Current Owners, with a lovely lawn and a patio area.



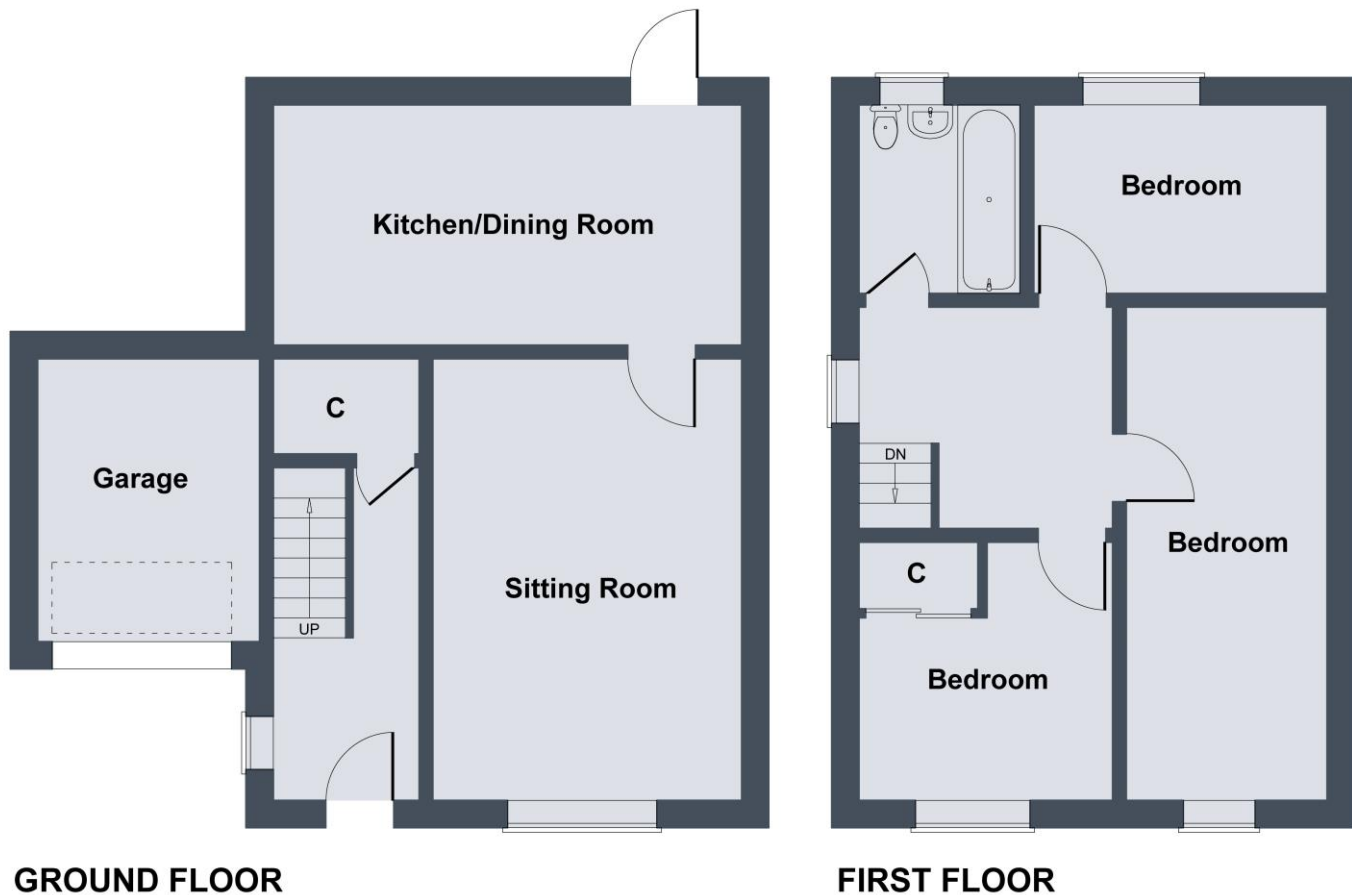
### **Additional Information**

The postcode is DL9 4PF and we are advised that the Council Tax Band is B.

The combi gas central heating boiler is located in the garage.



## 8 St Peters Close



### 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. 2019

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.