



1 Gough Road, Catterick Garrison

Offers in The Region of £172,000

Forming part of this recently completed development, conveniently positioned for all the amenities of Catterick Garrison, this generous semi detached house provides well planned living spaces and will appeal to a range of Buyers. To the ground floor there is a living room, a dining kitchen and a cloakroom, with the first floor having two bedrooms and a house bathroom. Externally there is off road driveway parking for four cars and a rear garden with a patio and a decking area. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

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

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Entrance Hall:

Accessed via a composite front door, the welcoming hallway provides space for coats and shoes and has floor matting.

Living Room:

A lovely light space perfect for relaxing, with a window to the front of the property, panelled walls, a TV point and understairs storage.



Dining Kitchen:

Comprising a range of wall and base units with complimenting countertops, integrated is an electric oven and hob with an extractor fan over, a stainless steel sink with drainer, plumbing for a washing machine and space for a fridge freezer. There is a radiator, a window and a pair of patio doors to the rear garden.



The kitchen provides ample space for a dining table.



Cloakroom:

With a WC, a pedestal sink, a radiator and an extractor fan.

First Floor Landing:

With loft access and a radiator. The loft is part boarded.

Bedroom 1:

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



Bedroom 2:

A second double bedroom with wall panelling, a freestanding wardrobe, a radiator and a window to the rear of the property.



Bathroom:

Comprising a white three piece suite, a pedestal sink, a WC and a panelled bath with a glass screen and a dual headed mains fed shower over. There is a heated towel rail and a frosted window to the rear of the property.



External:

To the front of the property is off road driveway parking for four cars, whilst to the rear is a lovely landscaped lawned garden with a patio and a decked seating area. A side gates leads to the front of the property.



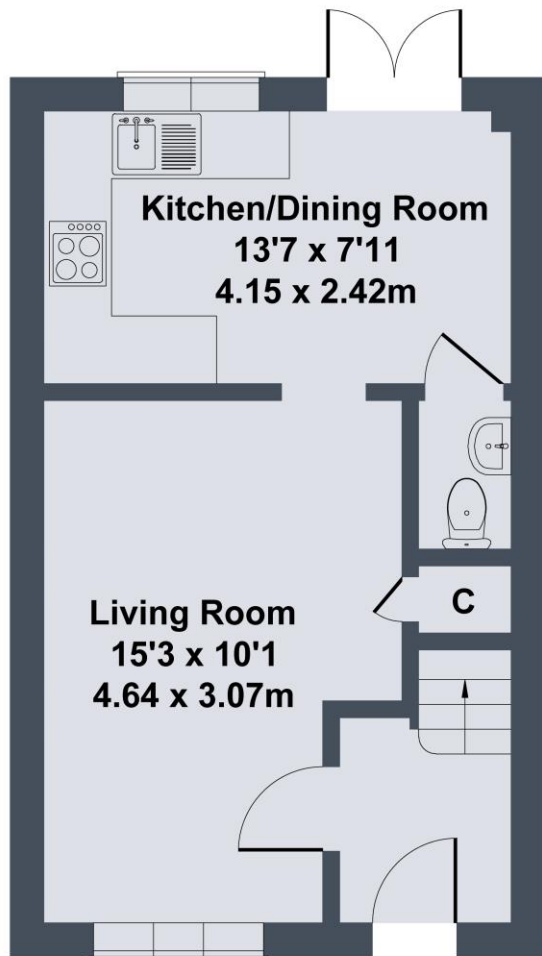
Additional Information:

The Council Tax Band is A and the Postcode is DL9 3EL.

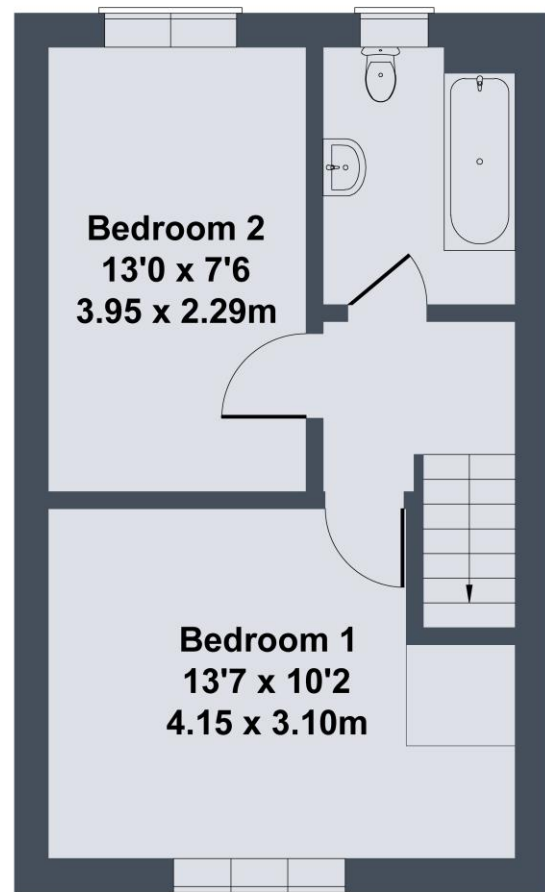
The gas central heating combi boiler is located in the kitchen.



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GROUND FLOOR



FIRST FLOOR

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. 2025

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.