



A light and spacious three bedroom mid terraced property occupying a popular position in Catton with stunning open countryside views. The accommodation has been well maintained and also offers undoubted scope to further develop into the attic, if desired. It includes a generous detached garage for parking and has pleasant gardens to both sides. The location is also well placed for local amenities, schools and transport links. We anticipate this should appeal to a variety of potential buyers and viewings are highly recommended - there is no forward chain.

- Three Bedrooms
- Garage Parking & Gardens
- Scope for Attic Conversion
- Two Reception Rooms
- Stunning Open Views
- No Forward Chain

## Entrance Porch

## Hall

Stairs to first floor, Single central heating radiator.

## Lounge

*17' 9" by 11' 2" (5m 41cm by 3m 41cm)*

Bay window, Electric feature flame-effect fire, Double central heating radiator, Single central heating radiator.

## Kitchen

*15' 5" by 6' 11" (4m 71cm by 2m 11cm)*

Wall and floor units with laminate worksurfaces over, 1 & 1/2 sink with drainer unit and mixer tap, Integrated oven and hob with extractor hood over, Integrated fridge-freezer, Integrated dish washer, Integrated washing machine, Double glazed window, Door to rear yard, Under-stair cupboard, Double central heating radiator.

## Dining Room

*14' 2" by 10' (4m 32cm by 3m 4cm)*

Double glazed window, Double central heating radiator, Built-in alcove cupboards, Walk-in pantry.

## First Floor Landing

Loft access.

## Bedroom One

*15' 10" by 11' 3" (4m 82cm by 3m 44cm)*

Double glazed window, Single central heating radiator, Built-in wardrobe.

## Bedroom Two

*13' 10" by 11' 3" (4m 22cm by 3m 43cm)*

Double glazed window, Single central heating radiator.

## Bedroom Three

*10' 8" by 7' 1" (3m 24cm by 2m 15cm)*

Double glazed window, Single central heating radiator.

## Bathroom

*9' 1" by 7' 1" (2m 77cm by 2m 16cm)*

Bath with shower head attachment, Wash hand basin, WC, Wood floor, Double glazed window, Single central heating radiator.



**A&G Land & Property Agents.**

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## Front External

Enclosed lawned garden with a variety of established bedded plantings. Stunning open countryside views.

## Rear External

Enclosed yard with two outhouses (one housing the oil-fired boiler, the other plumbed for a WC). Generous detached garage providing space for vehicle parking. Steps up to a small lawned garden area.

## Tenure

Freehold.

## Services

Oil fired central heating, Main electric, water and drainage.  
Council tax band C.  
EPC TBC.

## Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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