



31 First Avenue, Colburn

Offers in The Region of £169,995

Forming part of this established and popular development, and sitting on a large plot, this three bedroomed semi detached house provides well laid out living spaces and will appeal to a range of buyers. To the ground floor there is a large living room, a dining room, a dining kitchen and a bathroom, with the first floor having three bedrooms and a cloakroom. Externally there are large low maintenance gardens and secure off street parking to the rear. Being offered 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 upvc part glazed front door with glazed side panel, the hallway has parquet flooring and stairs to the first floor.

Living Room:

A generous living room having a TV point, a radiator and a upvc double glazed window to the front of the property.



Dining Room:

With a radiator and a set of upvc double glazed sliding doors out to the garden.



Dining Kitchen:

With ample space for a table, the kitchen is fitted with a range of wall and base units with complimenting countertops.



There is a gas cooker, plumbing for a washing machine, space for an under counter fridge and under stairs storage.



Bathroom:

The well appointed bathroom has a corner bath with shower attachment, a WC, a wash hand basin and a shower cubicle. There is a heated towel rail and a upvc double glazed window.



Bedroom:

A double bedroom with a built in wardrobe, a radiator and a upvc double glazed window.

**Bedroom:**

A double bedroom with a radiator, a built in wardrobe and a upvc double glazed window.

**Bedroom:**

With a radiator and a upvc double glazed window.

**First Floor Landing:**

With loft access, a radiator, a upvc double glazed window and a cloakroom with WC.

External

To the front the property sits behind a low maintenance walled garden. A gated path to the side leads to the rear garden.

The large rear garden is low maintenance with mature hedges.



There is a shed, a timber garage and secure parking with a pair of timber gates opening to the rear.

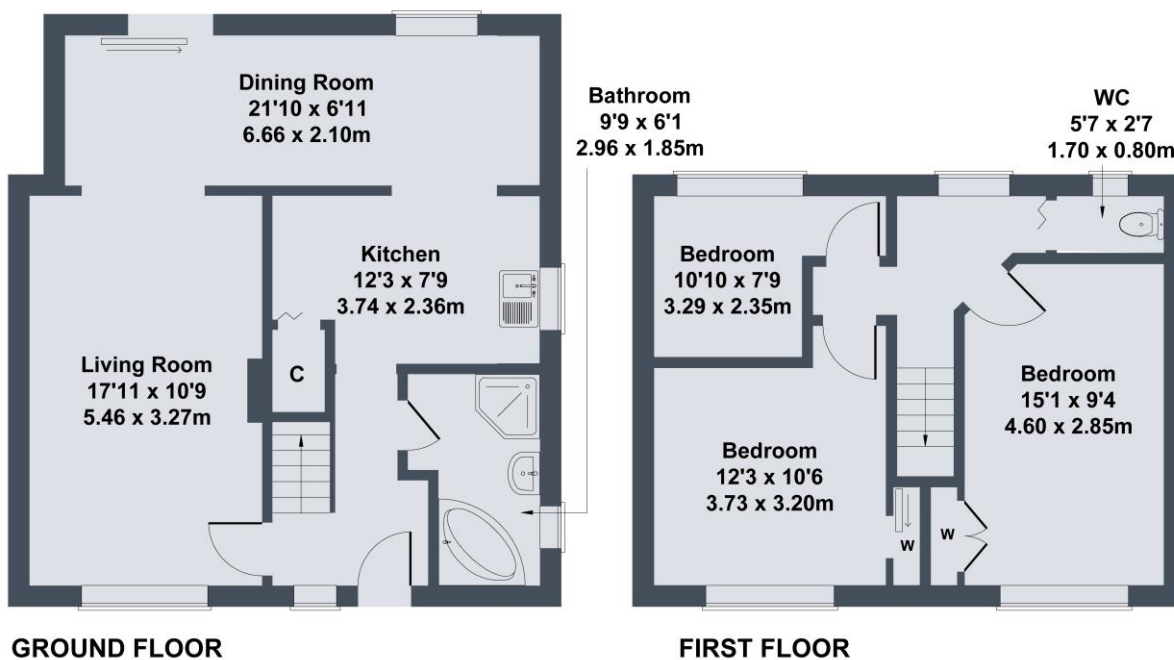
**Additional Information**

The postcode is DL9 4RH and the Council Tax Band is B.

The property has the benefit of gas central heating.



31 First Avenue, Colburn, Catterick Garrison, DL9 4RH



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.