

St. Cuthberts Avenue Catterick Garrison DL9 4NT Offers in the region of £160,000



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Being sold with No Onward Chain this lovely semi-detached house built in 1980 is a fantastic purchase.

The property needs a little bit of TLC (mainly to the outdoor areas) but internally you will find a spacious lounge with bow window, a large, modern kitchen with built in oven, microwave and dishwasher, lovely garden room which has heating along with a solid roof housing two skylight windows. to the first floor you will find three cosy bedrooms, and a well-appointed shower room.

One of the standout features of this lovely home is the south-facing rear garden, perfect for soaking up the sun and enjoying outdoor gatherings with family and friends along with a double driveway and garage.

The inclusion of owned solar panels not only adds an eco-friendly touch but also helps in reducing energy bills, making this home both sustainable and cost-effective.

With the added benefit of no onward chain, the process of making this house your home is made even smoother.

Viewings via the agent.







**General Remarks**  
**Tenure: FREEHOLD**  
**Services: MAINS WATER &  
SEWERAGE, GAS C/H OWNED**  
**SOLAR PANELS**  
**Council Tax: GRADE B**  
**GARDEN ROOM BUILT 2015**  
**WITH 10 YR WARRANTY**



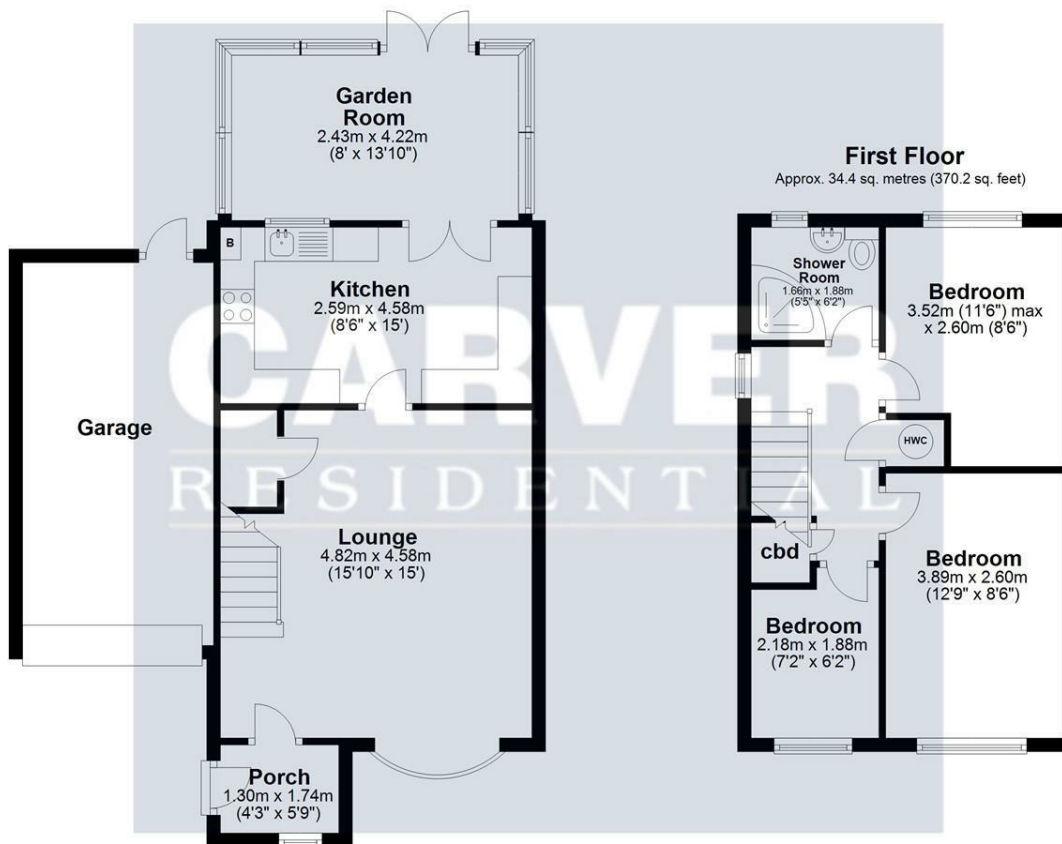


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### Ground Floor

Approx. 64.1 sq. metres (690.4 sq. feet)



Total area: approx. 98.5 sq. metres (1060.6 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MAB 6202



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