



14 St. Oswalds Road, Catterick Garrison, DL9 4TD  
Asking price £240,000



## 14 St. Oswalds Road, Catterick Garrison, DL9 4TD

A Pleasantly positioned 3 Double BEDROOM DETACHED BUNGALOW overlooking woodland and Cottages Beck - a great backdrop. Situated within Catterick Garrison close to local amenities, the property stands on a generous plot at the end of the cul-de-sac. For Sale with NO ONWARD CHAIN: Spacious 6.03m x 3.82m (19'9" x 12'6") LOUNGE, CONSERVATORY, KITCHEN, 3 Double BEDROOM and 2 BATH/SHOWER ROOMS; GARDENS, GARAGE and PARKING. Highly Recommended...

### ENTRANCE PORCH

UPVC front door leading into entrance porch, side panelled window and UPVC window to front. Central heating radiator and doors to Shower Room, WC and Inner Lobby.

### FRONT INNER LOBBY

Cupboards with shelving. Ceiling coving and doors to; Lounge, Kitchen and Bedroom 1.

### SHOWER ROOM/W.C

Corner shower, hand basin and low level WC, tiling to walls, heated chrome towel rail, laminated floor, spot lighting and UPVC window to side.

### KITCHEN 3.00m x 2.53m (9'10" x 8'3")

UPVC window to front with pleasant outlook over the garden and woodland. Sink unit with mixer tap, high gloss base, drawer and wall units with contrasting black worktop surfaces, four ring ceramic hob with below double oven and above extractor fan. Tiling to splash areas, plumbing for automatic washer, void for fridge and floor mounted kickspace heater.

### BEDROOM 1. 4.45m x 2.81m (14'7" x 9'2")

UPVC walk-in bay window to front, central heating radiator, telephone point, recess with fitted wardrobe having shelf and rail.

### LOUNGE 6.03m x 3.82m (19'9" x 12'6")

UPVC door leading onto the rear garden and sliding patio doors to the Conservatory. Double and single radiators, TV and telephone points, ceiling coving, door to further inner lobby (Bedrooms 2, 3 and Bathroom/WC). Stone fireplace surround incorporating a living flame gas fire with stone hearth.

### CONSERVATORY 3.00m x 2.31m (9'10" x 7'6")

UPVC windows to sides and rear with French doors to the rear. Double radiator and light.

### INNER LOBBY

Built-in cupboard with shelving. Doors to; Bedrooms 2, 3 and family Bathroom/WC. Loft hatch with pull-down ladders giving access to the roof void which is boarded with light and storing the COMBINATION boiler.

### BEDROOM 2. 3.45m x 2.85m (11'3" x 9'4")

UPVC window to front enjoying views of woodland. Single radiator, TV point and corner wardrobe furniture with shelves and rail.

### BEDROOM 3. 2.96m x 2.88m (9'8" x 9'5")

UPVC window to rear, single radiator and corner bedroom furniture with wardrobes and drawers.

### Family BATH/SHOWER ROOM

Panelled bath with mixer tap, shower screen and wall mounted shower, low level WC, hand basin with vanity units to below and side, worktop surface, wall mounted mirror with light and below shelf. Fully tiled, heated chrome towel rail, shaver point and UPVC window to rear.

### EXTERNALLY

To the front of the property is a path leading to the front door, hedging and lawned garden area, outside water tap. To one side is a paved area ideal for an external storage unit. To the other side is a wrought iron gate and path leading to the rear.

The rear garden is enclosed by fencing, being tiered with paving ideal for seating and pot plants. Raised lawned garden area and hard standing area with Shed having power. Gate giving access to the driveway to the front of the garage.

### GARAGE

Single garage with electric roller doors, side UPVC door, power and light.

### NOTES

COUNCIL TAX BAND D



**ASKING PRICE £240,000**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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