



28 Ayr Avenue, Catterick Garrison, DL9 4GE
Offers over £105,000

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A GROUND FLOOR apartment offering 2 double bedrooms, en-suite and family bathroom/w.c. The property is situated within the well serviced area of Catterick Garrison having easy access to shops and bus route. The property can be offered to the market with NO ONWARD CHAIN to assist with a speedy sale.

COMMUNAL ENTRANCE

Ground floor access to the apartment.

ENTRANCE RECEPTION

Front door leading into entrance reception with laminate floor, wall mounted electric radiator, doors to; bedrooms, family bathroom/w.c and lounge/diner. Built in cupboard housing the pressurised heating system.

LOUNGE 4.979 excl bay x 4.085 (16'4" excl bay x 13'4")

Walk in bay window to front and window to side. The focal point to this room is the floating mantle and electric fire. TV and telephone points, 2 contemporary black thermostatic wall heaters and walk through to kitchen.

KITCHEN 2.651 x 2.554 (8'8" x 8'4")

One and half sink unit fed by mixer tap, fitted with a stylish range of base, drawer and wall units with contrasting worktop surfaces incorporating a four ring ceramic hob, built in oven and above extractor hood. Tiling to splash areas, plumbing for automatic washer, feature tiled floor, down lighting, void for fridge/freezer and UPVC window to rear.

BEDROOM 1 2.767 x 4.309 into alcove (9'0" x 14'1" into alcove)

UPVC windows to front, feature paneling to part walls, contemporary thermostatic wall heater and recessed area.

BEDROOM 2 3.197 x 3.343 (10'5" x 10'11")

UPVC window to rear, contemporary thermostatic wall heater, telephone point and door to en-suite.

EN-SUITE

Walk in shower cubicle, low level w.c, hand basin, tiling to splash areas, white heated ladder towel rail and UPVC window to rear.

FAMILY BATHROOM/W.C

Low level w.c, pedestal hand basin, panelled bath, tiling to part walls and floor, shaver point, heated chrome towel rail and extractor fan.

EXTERNALLY

Allocated parking bay and visitor parking. Bin storage area. To the rear of the building are communal gardens.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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