



26 Woodland Avenue, Colburn, Catterick Garrison, DL9 4WD
Asking price £145,000



HALL

With staircase leading to the first floor, doors leading into the downstairs w.c, lounge and open to the kitchen.

DOWNSTAIRS W.C

With a white w.c and wash hand basin, towel radiator and a UPVC double glazed window.

KITCHEN 3.26 x 1.60 (10'8" x 5'2")

At the front of the property with and a range of wall base and drawer units with worktops, plumbing for a washing machine, plumbing for a dish washer, Ideal wall mounted combi boiler, stainless steel sink unit with a mixer tap over, Zanussi electric oven, gas hob and extractor hood. Spot lights, wooden effect flooring and UPVC double glazed window.

LOUNGE 4.47 x 3.66 (14'7" x 12'0")

At the rear with an under stairs store cupboard, UPVC double glazed French doors leading out to the rear garden. Two central heating radiators and tv aerial point.

LANDING

With loft hatch providing access into the loft space which is partially boarded and has a loft ladder and light.

BEDROOM 1 3.68 x 2.53 (12'0" x 8'3")

A double bedroom at the rear with a UPVC double glazed window, hanging rail and fitted book shelf and a central heating radiator.

BEDROOM 2 3.70 x 2.62 (12'1" x 8'7")

A double room at the front of the property with UPVC double glazed window, central heating radiator and cupboard over the stairs.

BATHROOM 2.27 x 1.69 (7'5" x 5'6")

Having a white suite comprising of panelled bath with shower over, wash hand basin, w.c, tiled flooring, part tiled walls, spot lights and towel radiator.

EXTERNALLY

To the front of the property there is a driveway providing off road parking for one vehicle, gravelled area and outside welcome light.

To the rear there is an enclosed garden

NOTES

* Council Tax Band B

* Green belt fees £118.74 (1 March 2024 - 28 February 2025)

