



73 Scotton Gardens,, Catterick Garrison, DL9 4HU
Offers over £175,000

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*** NEW PRICE*** This well-presented three-bedroom mid-terraced house offers a delightful blend of comfort and modern living. Upon entering, you will be greeted by a warm and inviting atmosphere, perfect for families.

The property boasts a refitted kitchen that is both stylish and functional, providing ample space for culinary creativity. The contemporary bathroom has also been thoughtfully updated, ensuring a fresh and modern feel throughout the home. Each of the three bedrooms is generously sized.

Outside, the property features well-maintained gardens to both the front and rear, providing a lovely outdoor space for gardening enthusiasts or for enjoying sunny afternoons with family and friends. Additionally, there is an allocated parking bay, ensuring convenience for residents and their guests.

Call now to arrange a viewing and do not miss the chance to make this lovely house your new home.

HALLWAY

With staircase leading to the first floor, under stairs store cupboard, half panelled walls. luxury vinyl wooden effect flooring, doors lead into the lounge and kitchen / dining.

LOUNGE 3.88 x 3.45 (12'8" x 11'3")

At the front of the property with a UPVC double glazed window, coving and electric radiator.

KITCHEN / DINING ROOM 5.83 x 2.63 (19'1" x 8'7")

At the rear with a range of wall, base and drawer units coloured midnight green, solid wooden worktops, tiled splash back, plumbing for a washing machine, one and a half bowl sink unit with mixer tap over, integrated microwave, integrated cooker, induction hob, integrated fridge and freezer, half panelled walls, luxury vinyl wooden effect flooring, patio doors leading out to the rear garden, electric radiator, coving.

FIRST FLOOR

LANDING

With an electric radiator and doors leading into the three bedrooms and bathroom.

BEDROOM 1 3.43 x 3.14 (11'3" x 10'3")

A double bedroom at the front of the property with a UPVC double glazed window and spot lights.

BEDROOM 2 3.26 x 2.30 (10'8" x 7'6")

At the rear with a UPVC double glazed window.

BEDROOM 3 2.95 x 2.61 (9'8" x 8'6")

With a built in cabin bed with cupboard beneath and industrial style hanging rail and shelf. UPVC double glazed window to the front.

BATHROOM 2.49 x 1.73 (8'2" x 5'8")

Having a white suite comprising of bath, corner shower cubicle with a Mira electric shower, wash hand basin, w.c, spot lights, coving, half tiled walls and two UPVC double glazed windows.

EXTERNALLY

To the front of the property there is an enclosed garden having a patio area, lawn and garden pond. To the rear there is an enclosed garden having a paved patio area and lawn.

NOTES

* COUNCIL TAX BAND A



OFFERS OVER £175,000

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E	54	
(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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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