



1 Gough Road, Catterick Garrison, DL9 3EL
£160,000



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This immaculately presented two-bedroom property offers a perfect blend of comfort and convenience. With a well-thought-out layout, the home is ideal for individuals or small families seeking a welcoming space to call their own.

The property boasts two spacious bedrooms. The bathroom is well-appointed, ensuring that daily routines are both comfortable and efficient. The interior of the home has been maintained to a high standard, reflecting a sense of care and attention to detail that is sure to impress.

One of the standout features of this property is the extensive parking available for up to four vehicles, a rare find that adds significant value and convenience for residents and guests alike. This feature is particularly beneficial for families or those who enjoy entertaining.

Moreover, the location is a significant advantage, as the property is within walking distance of local amenities. Residents will find a variety of shops, cafes, and services just a short stroll away, making everyday errands and leisure activities easily accessible.

HALLWAY

With a staircase leading to the first floor and a door leading into the lounge.

LOUNGE 4.61 x 3.04 (15'1" x 9'11")

Situated at the front of the property with a UPVC double glazed window, feature panelled wall, tv aerial point, under stairs storage cupboard and a door leading into the kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM 4.09 x 2.66 (13'5" x 8'8")

At the rear of the property with a range of wall, base and drawer units with worktops, tiled splashback, stainless steel sink unit with mixer tap over, electric oven and hob, extractor hood, plumbing for a washing machine, cupboard housing the central heating boiler, tiled flooring and UPVC double glazed French doors leading out to the rear garden. A door leads into the downstairs w.c.

DOWNSTAIRS W.C

With a w.c, wash hand basin, tiled flooring, extractor fan and a central heating radiator,

FIRST FLOOR

LANDING

With doors leading into the bedrooms and bathroom. Loft hatch providing access into the roof void which is partially boarded and a central heating radiator.

BEDROOM 1 3.07 x 3.14 (robes additional) (10'0" x 10'3" (robes additional))

A double bedroom at the front with a UPVC double glazed window, central heating radiator and fitted robes with sliding mirrored doors.

BEDROOM 2 3.94 x 2.25 (12'11" x 7'4")

A double bedroom at the rear with a UPVC double glazed window, wall panelling and a central heating radiator.

BATHROOM 2.27 x 1.79 (7'5" x 5'10")

Having a white suite comprising of bath with shower over, dual shower and glass shower screen, wash hand basin with a vanity cupboard beneath, w.c, heated towel radiator, extractor fan, part tiled walls and UPVC double glazed window to the rear.

EXTERNALLY

To the front of the property there is a lawned area and driveway for parking. There are an additional two parking bays. A gate leads in to the rear garden and there is an outside welcome light to the front door. The enclosed rear garden has a lawned area, paved patio and a raised decked seating area. There is an external cold water tap.

NOTES

- * FREEHOLD
- * COUNCIL TAX BAND A



£160,000



