



30 Falkland Road, Catterick Garrison

Offers in The Region of £185,000

Forming part of this very popular development, this three bedroomed semi detached house is nicely presented and will appeal to a range of buyers. To the ground floor there is a large living room and a quality kitchen, with the first floor having three bedrooms and a bathroom. Externally there is off street parking for a number of cars, a garage and a West facing garden that enjoys the afternoon sun.

An early inspection is strongly recommended.

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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Entrance Lobby:

Accessed via a upvc part glazed front door with side panel, the lobby has space for hanging coats and stairs to the first floor.

Living Room:

5.23m x 4.24m

A large living area that provides space for a dining table if desired. There is a radiator, a TV point, a large upvc double glazed window overlooking the rear garden and a fully glazed door to the rear.



Kitchen:

4.20m x 3.58m

Fitted with a range of quality, contemporary styled units with complimenting marble effect countertops. Integrated into the units are an electric hob and oven, a fridge and a freezer.



There is plumbing for a washing machine, space for a tumble drier, under stairs storage and a upvc double glazed window to the front of the property.



First Floor Landing:

With a storage cupboard and loft access.

Bedroom:

4.27m x 2.93m

A generous double bedroom with a radiator and a large upvc double glazed window overlooking the rear garden.



Bedroom:

3.39m x 2.22m

With a radiator, a built in wardrobe and a upvc double glazed window.



Bedroom:

2.70m x 2.12m

With a built in cupboard, a radiator and a upvc double glazed window.



Bathroom:

2.06m x 1.89m

Fitted with a white suite that comprises a bath with an electric shower over, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



External

The property sits back from the road behind a lawned garden and parking for a number of cars.

The Garage has an up and over door, and a gated path leads to the rear garden.

The West facing rear garden enjoys the afternoon sun. It is mainly lawned, has a large patio seating area and a water tap.



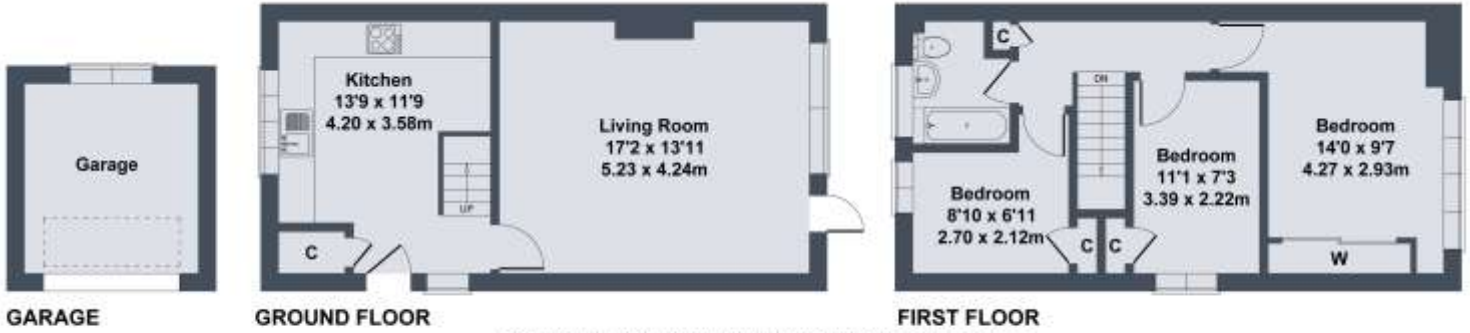
Additional Information

The postcode is DL9 4DZ and the Council Tax Band is B.

The Baxi gas central heating boiler is located in the kitchen.



30 Falkland Road



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.