



8 Goodwood Avenue, Colburn, Catterick Garrison, DL9 4GH  
**Offers over £180,000**





## 8 Goodwood Avenue, Colburn, Catterick Garrison, DL9 4GH

This mid-terrace house presents an excellent opportunity for both first-time buyers and families alike. Having three well-proportioned bedrooms, this property is designed to accommodate modern living with ease and comfort.

The house features two bathrooms, including a convenient en suite, ensuring that morning routines are a breeze for all residents. The layout is both practical and inviting, making it an ideal space for relaxation and entertaining. The property is attractively priced, offering great value in a sought-after location.

The property looks onto a pleasant green area at the front, providing a serene environment for leisurely strolls or simply enjoying the view. Additionally, the property benefits from an off road parking space along with a garage, ensuring ample space for your vehicles and storage needs.

Offered for sale with no onward chain, this property allows for a smooth and straightforward purchasing process. Whether you are looking to settle down in a friendly community or seeking a sound investment, this house on Goodwood Avenue is a remarkable find that should not be missed.

### HALLWAY

A double glazed door with an outside welcome light leads into the hallway, with staircase leading to the first floor and doors leading into the downstairs w.c, lounge and the kitchen / dining room

### DOWNSTAIRS W.C

With a w.c, wash hand basin, central heating radiator and a UPVC double glazed window to the front.

### LOUNGE 4.54 x 3.07 (14'10" x 10'0")

A part glazed door leads into the lounge which has a UPVC double glazed window to the front, central heating radiator, coving and a tv aerial point.

### KITCHEN / DINING ROOM 5.33 x 2.86 (17'5" x 9'4")

At the rear of the property with a range of wall base and drawer units with worktops, stainless steel sink unit with mixer tap over, tiled splash back, integrated fridge freezer, corner display shelving, Bosch electric oven, gas hob, plumbing for a washing machine, spot lights and central heating radiator. There is a UPVC double glazed window to the rear and UPVC double glazed French doors leading out to the rear garden.

### FIRST FLOOR

#### LANDING

Having an airing cupboard housing the hot water tank and a loft hatch providing access into the roof void.

### BEDROOM 1 3.10 x 3.08 (10'2" x 10'1")

A double bedroom with a UPVC double glazed window to the front. A door leads into the ensuite.

### EN SUITE 2.12 x 1.60 (6'11" x 5'2")

Having a w.c, wash hand basin and a shower cubicle, central heating radiator and extractor fan.

### BEDROOM 2 3.11 x 2.68 (10'2" x 8'9")

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

### BEDROOM 3 2.49 x 2.18 (8'2" x 7'1")

With a UPVC double glazed window to the rear and a central heating radiator.

### FAMILY BATHROOM 2.17 x 1.96 (7'1" x 6'5")

Having a white suite comprising of bath, wash hand basin, w.c, part tiled walls, extractor fan, central heating radiator and a UPVC double glazed window to the front.

### GARAGE

Situated in a block of three with an up and over door and a car parking space in front of the garage. There is an additional gravelled area for parking of one vehicle.

### EXTERNALLY

To the front there is a paved area and an outside welcome light. The property looks over a pleasant green area to the front.

To the rear of the property there is an enclosed garden having a lawn, patio, outside electrics and a cold water tap. A gate at the bottom of the garden leads to the garage and parking area.

### NOTES

\* FREEHOLD

\* COUNCIL TAX BAND C



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