



16 Fourth Avenue, Catterick Garrison, DL9 4RN  
Offers over £200,000



## 16 Fourth Avenue, Catterick Garrison, DL9 4RN

Well presented four bedroomed semi detached property with a garden to the front and off street parking to the rear situated in Colburn close to all local amenities, shops, schools etc and fantastic transport links.

The property benefits from a refitted kitchen and has been tastefully decorated.

Call now to arrange your viewing

### HALL

With wooden effect flooring, central heating radiator and staircase leading to the first floor. Doors lead into the lounge and the bathroom.

### LOUNGE 5.47 x 3.34 (17'11" x 10'11" )

A large dual aspect room having UPVC double glazed windows to the front and the rear. Media wall with electric fire, feature panelled wall and two central heating radiators.

### KITCHEN / DINING ROOM 6.01 x 3.37 (19'8" x 11'0" )

With a range of wall, base and drawer units with worktops and splash backs, Bosch tower oven, electric hob with extractor fan over, plumbing for a washing machine, Worcester combi boiler, wooden effect flooring, central heating radiator and under stairs store cupboard. There is a UPVC double glazed door leading out to the rear garden and a UPVC double glazed window.

### DOWNSTAIRS BATHROOM 2.95 x 2.68 (9'8" x 8'9" )

Having a white suite comprising of corner shower cubicle with Mira shower, panelled bath with shower attachment over, bidet, w.c, wash hand basin with a vanity store cupboard beneath, tiled floor, spot lights, heated towel radiator, coving, tiled walls and a UPVC double glazed window.

### FIRST FLOOR

#### LANDING

With doors leading into the bedrooms and w.c.

### BEDROOM 1 4.57 x 2.76 (14'11" x 9'0" )

A double bedroom with built in cupboard over the stairs, central heating radiator and a UPVC double glazed window to the front.

### BEDROOM 2 3.84 x 3.26 (12'7" x 10'8" )

A central heating radiator, wooden effect flooring and a UPVC double glazed window.

### BEDROOM 3 3.51 x 3.39 (11'6" x 11'1" )

With a UPVC double glazed window to the rear, loft access providing access into the roof void and a central heating radiator.

### BEDROOM 4 2.63 x 2.43 (8'7" x 7'11" )

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

### W.C

WC and wash hand basin.

### EXTERNALLY

At the front there is a patio area and lawned garden surrounded by mature hedging.

To the side there is a decked area and a cold water tap.

To the rear there is a paved patio and hardstanding separate driveway for car parking.

### GAMES ROOM / HOME OFFICE

Formerly the double garage this room could be used for a wide range of purposes. Having spot lights and a UPVC double glazed window to the front and UPVC double glazed window to the rear garden.

### NOTES

\* FREEHOLD

\* COUNCIL TAX BAND B

\* EPC 'C' RATING



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