



7 Cottee Way, Colburn, Catterick Garrison, DL9 4TY  
Offers over £110,000





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Three bedroomed end terraced property offered for sale with tenants in situ with a current rental income of £545 per calendar month.

The accommodation comprises: Hallway, downstairs w.c, lounge, kitchen / dining room, three bedroom, bathroom and enclosed paved garden to the rear with off street parking.

Call for more details.

### HALLWAY

With a glazed door leading into the kitchen / dining room.

### KITCHEN / DINING ROOM 5.49 x 3.09 (18'0" x 10'1")

Running from the front to 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, plumbing for a washing machine, electric oven, gas hob, stainless steel extractor hood, pantry cupboard, central heating radiator, space for a dining table and UPVC double glazed windows to the front and to the rear.

### LOUNGE 4.34 x 3.68 (14'2" x 12'0")

With a UPVC double glazed window to the front, pine fire surround with marble affect hearth, central heating radiator and a tv aerial point.

### INNER HALLWAY

With a staircase leading to the first floor with under the stairs storage cupboard, UPVC double glazed door leading to the rear garden.

### DOWNSTAIRS W.C

With a w.c and a wash hand basin.

### LANDING

Having a storage cupboard housing a Baxi central heating boiler and loft hatch providing access into the roof void which is partially boarded.

### BEDROOM 1 3.78 x 3.15 (12'4" x 10'4")

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

### BEDROOM 2 3.74 x 2.40 (12'3" x 7'10")

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

### BEDROOM 3 2.93 x 2.22 (9'7" x 7'3")

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

### BATHROOM 2.99 x 1.66 (9'9" x 5'5")

Bath with electric Triton shower over, wash hand basin, w.c, central heating radiator and a UPVC double glazed window.

### EXTERNALLY

Having an enclosed paved garden to the front with a gate leading to the rear.

To the rear there is a paved patio area and driveway with wooden gates providing secure off street parking. There is a garden shed, a log store and a brick built outbuilding.

### NOTES

\* FREEHOLD

\* COUNCIL TAX BAND A



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