



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



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Well presented four bed roomed 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



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