

St. Cuthberts Avenue Catterick Garrison DL9 4NT Offers in the region of £155,000



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Being sold with No Onward Chain this lovely semi-detached house built in 1980 is a fantastic purchase.

The property needs a little bit of TLC (mainly to the outdoor areas) but internally you will find a spacious lounge with bow window, a large, modern kitchen with built in oven, microwave and dishwasher, lovely garden room which has heating along with a solid roof housing two skylight windows. to the first floor you will find three cosy bedrooms, and a well-appointed shower room.

One of the standout features of this lovely home is the south-facing rear garden, perfect for soaking up the sun and enjoying outdoor gatherings with family and friends along with a double driveway and garage.

The inclusion of owned solar panels not only adds an eco-friendly touch but also helps in reducing energy bills, making this home both sustainable and cost-effective.

With the added benefit of no onward chain, the process of making this house your home is made even smoother.

Viewings via the agent.







- No onward chain
- Spacious property
- Driveway & Garage
- Motivated sellers

General Remarks

Tenure: FREEHOLD

Services: MAINS WATER & SEWERAGE,

GAS C/H OWNED SOLAR PANELS

Council Tax: GRADE B

GARDEN ROOM BUILT 2015 WITH 10 YR
WARRANTY



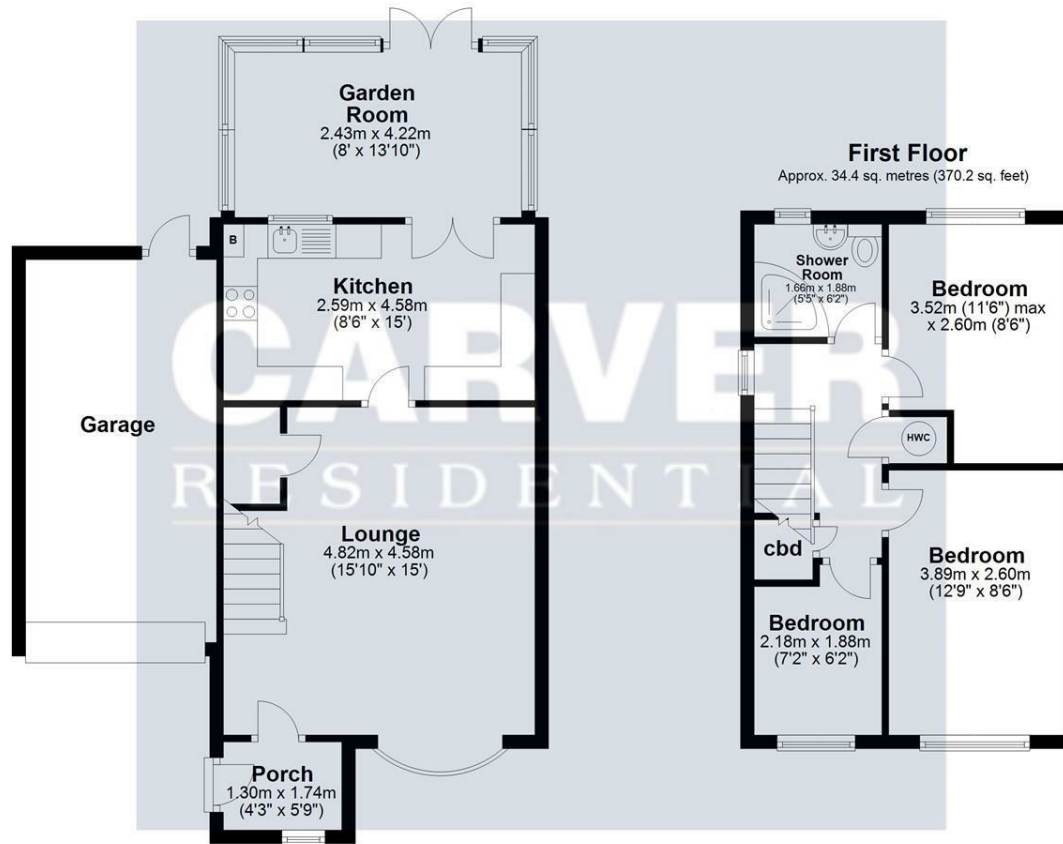


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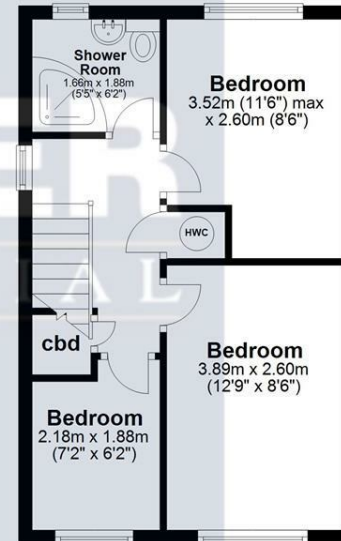
Ground Floor

Approx. 64.1 sq. metres (690.4 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



Total area: approx. 98.5 sq. metres (1060.6 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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