



46 St Cuthberts Avenue, Colburn, Catterick Garrison, DL9 4NT
£725 Per month



PORCH RECESS

UPVC door leading into entrance reception.

ENTRANCE RECEPTION

Single radiator, built in storage cupboard, loft hatch and doors to bedrooms, lounge, kitchen and family bathroom/w.c.

KITCHEN/BREAKFAST ROOM 4.299 x 2.081 (14'1" x 6'9")

Single drainer fed by mixer tap, fitted with an attractive range of base, drawer and wall units with worktop surfaces and breakfast bar, tiling to splash areas, four ring gas hob, below oven and above extractor. Storage cupboard with shelving plumbing for automatic washer, central heating radiator, tiled flooring, down lighting, UPVC window and door to rear.

LOUNGE 4.520 x 3.624 (14'9" x 11'10")

With wood French doors, UVPC window to front, central heating radiator, TV and sky points.

BEDROOM 1. 2.966 x 3.788 (9'8" x 12'5")

UPVC window to front, central heating radiator and TV point.

BEDROOM 2. 3.369 x 2.672 (11'0" x 8'9")

UPVC window to rear and central heating radiator.

BATHROOM 2.48 min x 1.77 (8'2" min x 5'10")

Shaped panelled bath with screen and wall mounted shower mixer, pedestal hand basin, low level w.c, tiling to part walls, tiled floor, single radiator, down lighting, extractor fan.

GARAGE

Up and over door, door to rear, power and light.

FRONT GARDEN

Lawn with flagged and gravel drive/2-car parking. Gated access to:

ENCLOSED REAR GARDEN

Good sized garden with flagged patio, laid to lawn with flower/shrub beds and borders. Outside water tap. Door to garage.

