



**160 Houghton Road, Houghton, Carlisle, Cumbria, CA3  
OLD**

**Offers in the region of  
£325,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, four double bedroom semi detached house situated within the highly sought after village of Houghton. The village is on the outskirts of Carlisle and boasts a popular Primary School, village hall, restaurant and village shop. The property is close to a range of local amenities, regular bus route and has excellent access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, sitting room, lounge, four piece bathroom, dining kitchen and a garden room. To the first floor there are four double bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking for approximately two vehicles, integral garage with utility area and a good sized rear garden with out buildings. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

### Directions

From Carlisle City Centre proceed North up Stanwix Bank and turn right at the traffic lights onto Brampton Road. Continue on this road. Turn left heading into Houghton via Houghton Road. The property is situated on the right hand side.

### Entrance Vestibule

Approached by a door to side, incorporating an under stairs storage cupboard.

### Sitting Room 13'7" x 9'10" (4.161m x 3.008m)



Incorporating a double glazed window to front, radiator, feature fireplace and coving to the ceiling.



**Lounge 22'5" x 13'8" (6.847m x 4.177m)**



Incorporating a two double glazed windows to side and a radiator.





**Dining Kitchen 14'1" x 12'1" (4.318m x 3.687m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Splash backs, 1.5 sink unit with mixer tap, plumbing for a dishwasher and space for an under counter fridge. Double glazed window to side, radiator, double glazed french doors to rear, feature beams and a door into the integral garage.



**Garden Room 11'3" x 10'5" (3.440m x 3.199m)**



Incorporating double glazed french doors to side, wood flooring and feature beams.





**Bathroom 12'10" max x 9'10" x 6'6" (3.913m max x 3.019m x 1.988m)**



Incorporating a four piece suite comprising of a bath with mixer tap and shower attachment, shower cubicle, wash hand basin set to vanity unit and WC. Two double glazed obscured windows to rear, radiator, LVT flooring, tiling to all walls, extractor fan and panelled ceiling.

## First Floor Landing



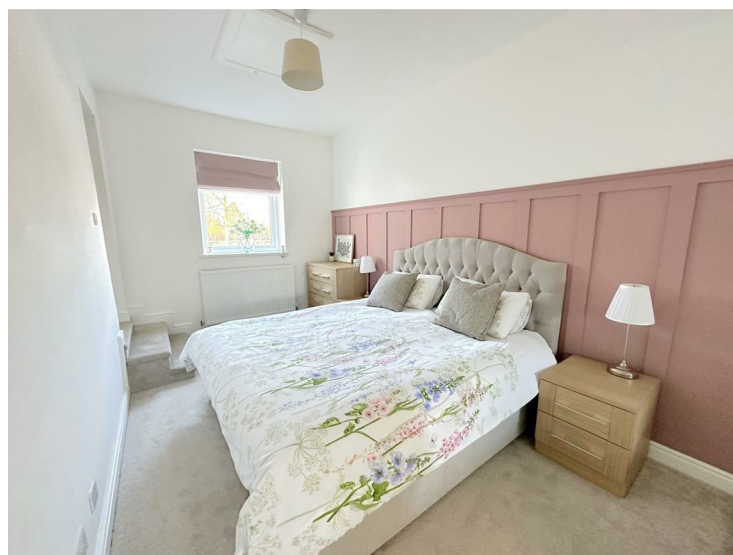
Incorporating a double glazed window to side, radiator, built in storage cupboard and loft access.



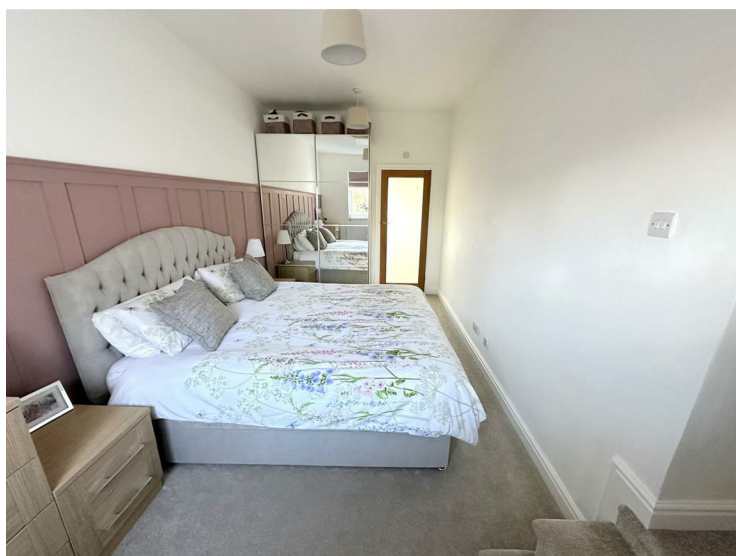
**Bedroom One 16'8" x 8'9" (5.099m x 2.669m)**



A double bedroom incorporating a double glazed window to front, radiator and loft access.



**En Suite Shower Room 8'8" x 4'6" (2.649m x 1.387m)**



Incorporating a modern three piece suite comprising of a double shower cubicle, wash hand basin set to vanity unit and WC. Double glazed window to rear, tiled splash areas, laminate floor, inset ceiling lights, extractor fan and a radiator.



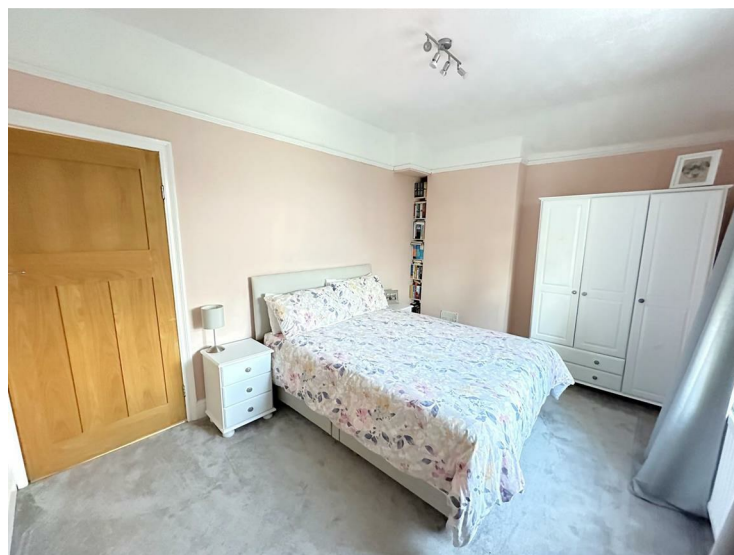
**Bedroom Two 12'1" x 9'11" (3.693m x 3.033m)**



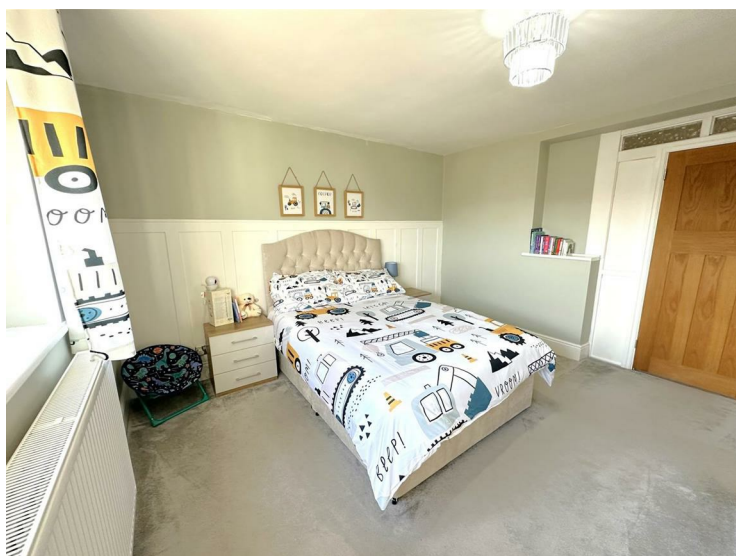
A double bedroom incorporating a double glazed window to rear, radiator and a walk in wardrobe.



**Bedroom Three 13'7" x 9'11" (4.161m x 3.045m)**



A double bedroom incorporating a double glazed window to front and a radiator.



**View From Bedroom Two**



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

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**Bedroom Four 11'11" x 8'9" (3.656m x 2.677m)**



A double bedroom incorporating a double glazed window to side, radiator, fitted wardrobe, loft access and built in storage.



### Bathroom 8'3" x 5'6" (2.526m x 1.687m)



Incorporating a three piece suite comprising of a bath with shower over, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, radiator, LVT flooring, tiled splash areas, panelled ceiling and extractor fan.

### Outside



The property is approached by on site parking for approximately two vehicles leading to the integral garage. There is also a shilled area. To the rear of the property there is an enclosed garden with lawn area, timber decked seating area, patio seating areas, outside tap, access into the garage and two out buildings.



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### Out Building One 17'3" x 4'11" (5.264m x 1.524m)

Incorporating two double glazed windows and a door.

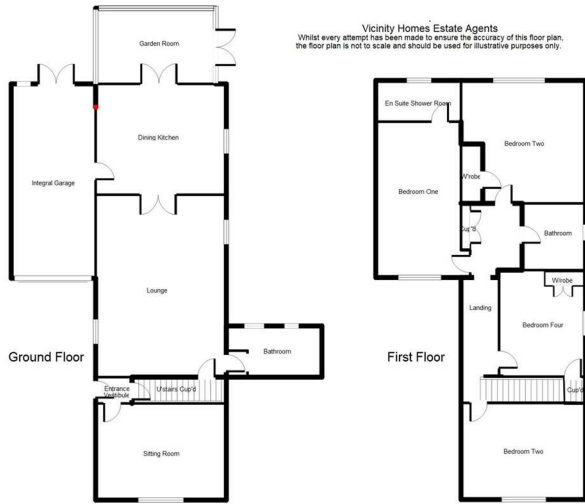
### Out Building Two 21'3" x 4'6" (6.495m x 1.397m)

Incorporating a double glazed window and door.

### Integral Garage 22'8" x 8'11" (6.926m x 2.730m)

Incorporating an electric roller door, double doors to the rear garden, door into the dining kitchen, window to rear, power, lighting and a utility area with plumbing for a washing machine, space for a tumble drier and space for a fridge/freezer.

### Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

### EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0198-3088-7251-4066-9994>

### Tenure

The property is Freehold.

### Council Tax

The property is in Council Tax Band C.

### Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

### Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates & Pollard Scott & Co. It is your decision whether you choose to deal with either company. In making that decision, you should know that we will receive commission from the companies worth approximately £50 upwards depending on any business written. Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

### Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

### Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

### Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	