



**8 Jackson Road, Houghton, Carlisle, CA3 0NW**

**Offers in the region of  
£220,000**

Vicinity Homes are delighted to offer to the market this four double bedroom, extended semi detached house situated within Houghton. This sought after location has local amenities, regular bus route, is close to popular Primary & Secondary Schools and has excellent access to the City Centre, the M6 Motorway and the Western City Bypass. The property is situated on a generous sized plot and briefly comprises an entrance hallway, open plan lounge and breakfast kitchen, sitting room/office and a lean to/utility room. To the first floor there are four double bedrooms, bathroom and a WC. The property also benefits from double glazing, central heating, on site parking, garage and gardens to front and rear. Viewing is essential to appreciate the size of the accommodation on offer. An ideal purchase for a family! The property is offered to the market with no onward chain.



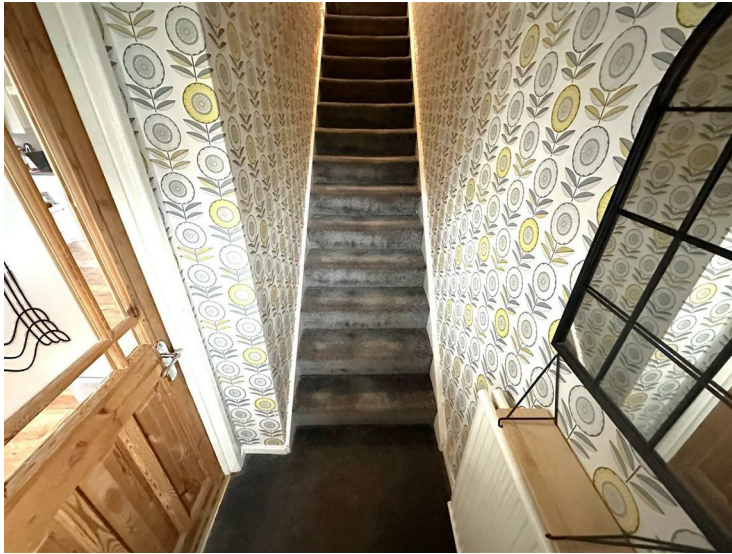
### Directions

From Carlisle proceed along Brampton Road and onto Whiteclosegate. Turn left towards Houghton. Continue through the village taking the second turning on the right onto Jackson Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating a radiator and stairs to the first floor.



### Open Plan Lounge & Breakfast Kitchen 23'0" x 15'11" x 12'7" min (7.019m x 4.871m x 3.860m min)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood over. Island unit with breakfast bar, 1.5 sink unit with mixer tap, plumbing for a dishwasher, space for a fridge/freezer and an integrated microwave. Double glazed window to rear, double glazed window to front, radiator, laminate floor and under stairs cupboard.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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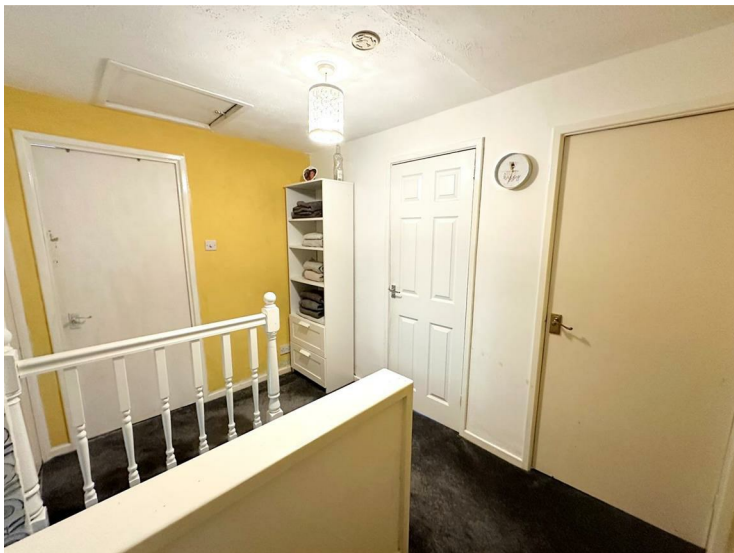
**Office/Sitting Room 11'9" x 8'0" (3.589m x 2.457m)**

Incorporating a double glazed window to rear, door to rear and a radiator.

**Utility/Lean To 10'1" x 5'7" (3.089m x 1.713m)**

Incorporating windows to rear, door to side and plumbing for a washing machine.

**First Floor Landing**



Incorporating two loft access points.



**Bedroom One 12'9" x 9'7" (3.909m x 2.942m)**



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

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**Bedroom Two 16'1" max x 10'4" (4.926m max x 3.159m)**

A double bedroom incorporating a double glazed window to front, radiator, built in storage cupboard housing the boiler and a storage area.

**Bedroom Three 11'10" x 10'0" (3.629m x 3.061m)**

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

**Bedroom Four 12'8" x 8'6" (3.871m x 2.596m)**



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



**Bathroom 6'1" x 5'4" (1.863m x 1.639m)**



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 rear, heated towel rail, tiling to all walls, inset ceiling light and extractor fan.

**WC 5'4" x 2'11" (1.639m x 0.904m)**

Incorporating a double glazed obscured window to rear, wash hand basin and WC.

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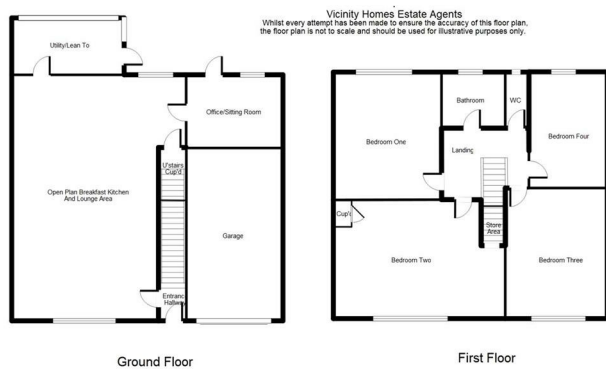


## Outside



The property is approached by on site parking for two vehicles leading to the garage. There is also a lawn area with flower and shrub beds. To the rear of the property there is a generous sized enclosed rear garden with patio seating area, lawn area, outside tap and gated access to the front.

## Floor Plan



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

## EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0087-3036-4204-2134-7200>

## Council Tax

The property is in Council Tax Band C.

## Tenure

The property is Freehold.

## 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. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 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		83
(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	

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	