



140 Houghton Road, Houghton, Carlisle, CA3 0LD

**Offers in the region of
£310,000**

Vicinity Homes are delighted to offer to the market this extended and spacious, bay fronted four bedroom semi detached house situated to the North of Carlisle City Centre, within the sought after village of Houghton. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge with bay window, dining room, kitchen and a ground floor modern shower room. To the first floor there are four bedrooms, bathroom and a separate WC. The property also benefits from double glazing, central heating, block paved on site parking for two-three vehicles, garden to front and a generous sized garden to rear with a store. Viewing is absolutely essential to fully 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!

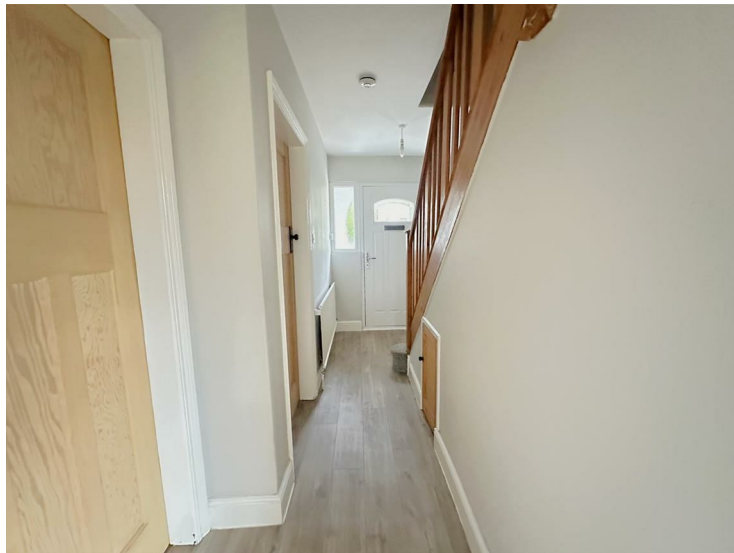
Directions

Proceed North up Brampton Road and Whiteclosegate. Turn left towards Houghton and continue straight ahead. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway



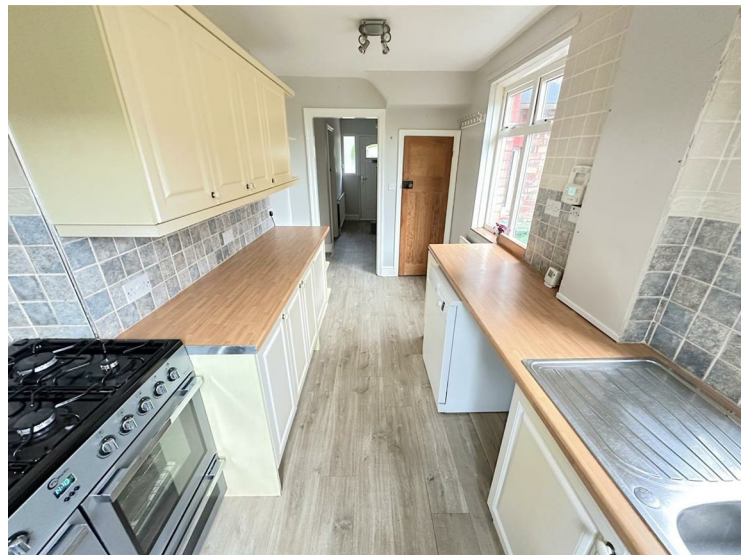
Approached by a door to front, incorporating stairs to the first floor, under stairs storage cupboard and a radiator.



Kitchen 13'6" x 8'0" max (4.134m x 2.453m max)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point, plumbing for a washing machine and plumbing for a dishwasher. Sink unit with mixer tap, two double glazed windows to side, radiator, integrated fridge, laminate floor and a built in cupboard with double glazed obscured window to rear.



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Lounge 13'4" max x 11'9" (4.070m max x 3.594m)



A double glazed bay window to front, radiator, laminate floor, coving to the ceiling and a feature fireplace.



Dining Room 15'0" x 10'7" max (4.593m x 3.251m max)



Incorporating a bay with double glazed windows and door to rear, radiator and laminate floor.

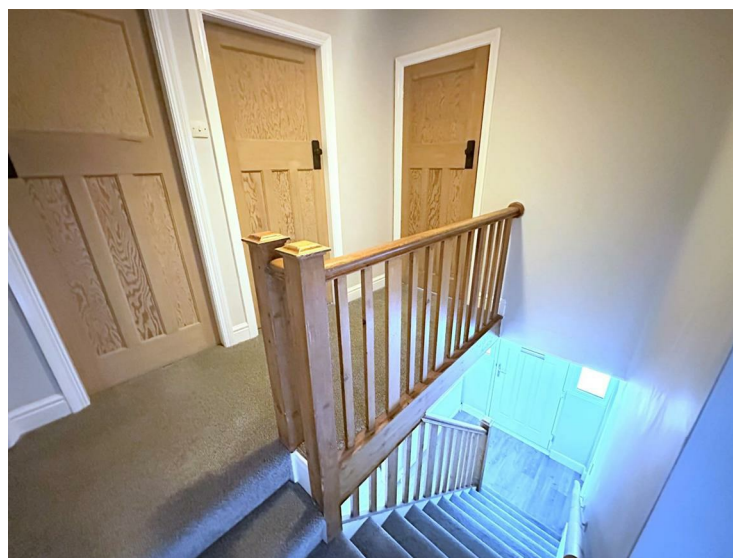
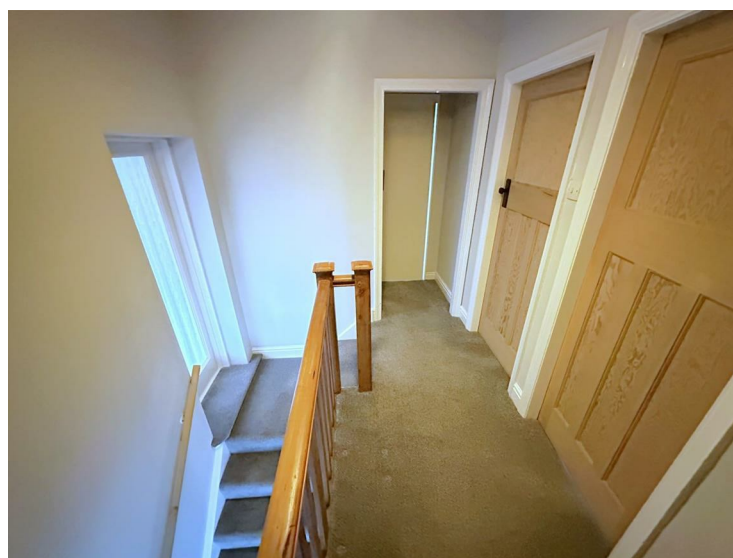


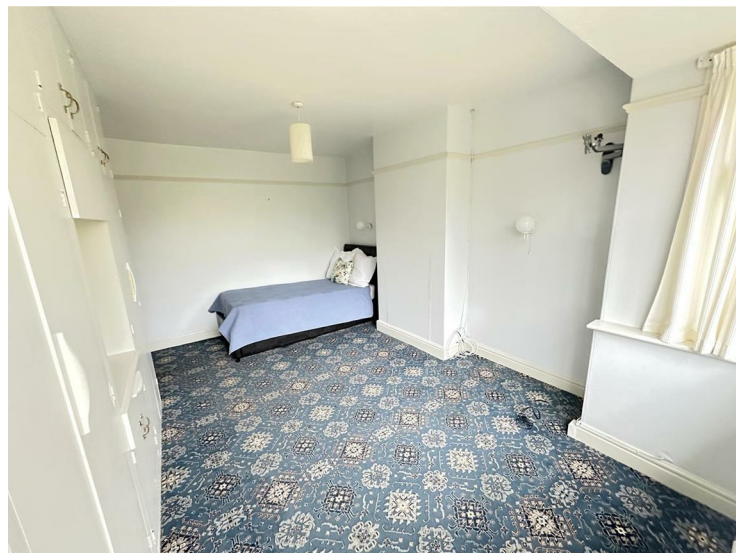
Shower Room 7'5" x 6'2" (2.269m x 1.893m)



Incorporating a modern three piece suite comprising of a walk in double shower cubicle, wash hand basin and WC. Double glazed obscured window to front, heated towel rail, laminate floor, splash boards and extractor fan.

First Floor Landing





Bedroom One 14'7" x 11'0" (4.455m x 3.358m)



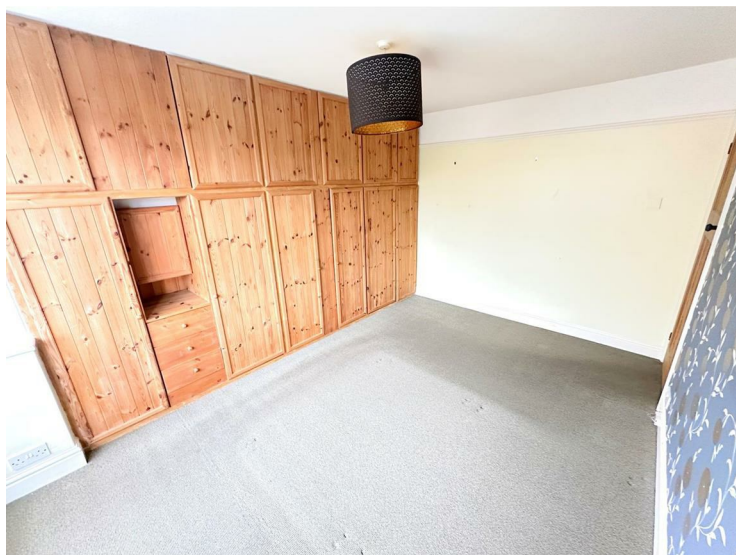
A double bedroom incorporating a double glazed bay window to front, radiator and fitted wardrobe/storage.



Bedroom Two 14'5" x 8'10" (4.418m x 2.711m)



A double bedroom incorporating a double glazed bay window to rear, radiator and fitted wardrobe/storage.



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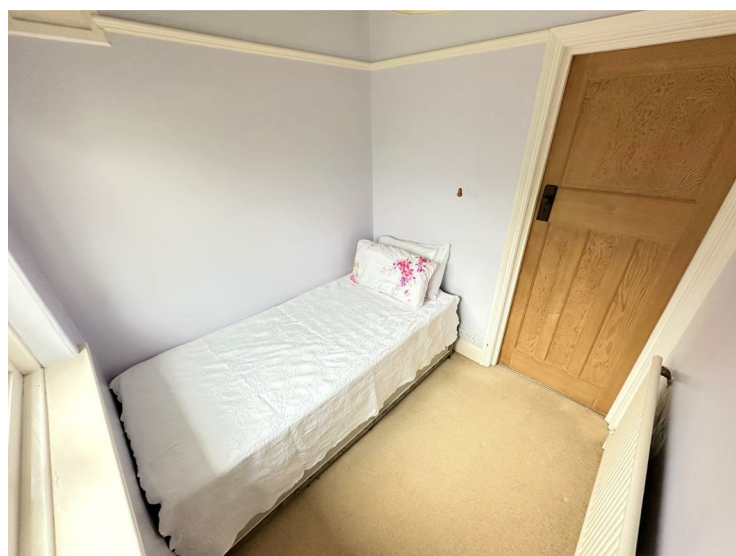
Bedroom Three 15'8" x 7'10" (4.789m x 2.413m)



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



Bedroom Four 6'9" x 6'7" (2.079m x 2.009m)

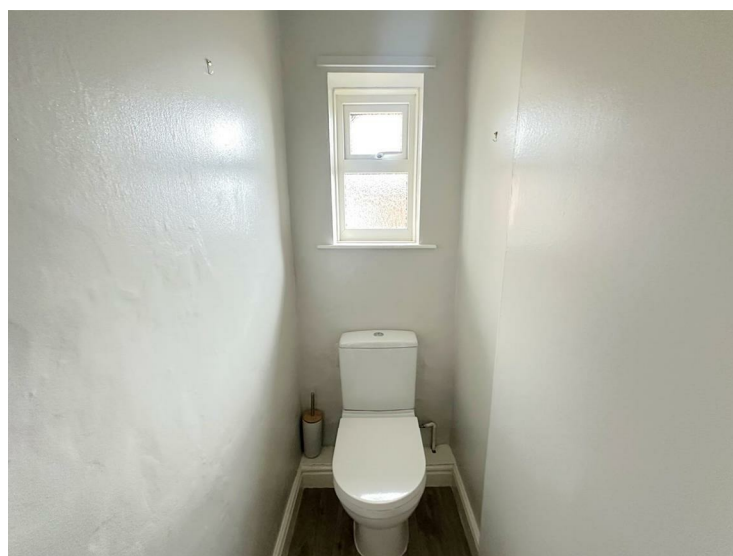


Incorporating a double glazed window to front and a radiator.



Bathroom 7'0" x 5'4" (2.154m x 1.648m)

Separate WC 4'0" x 2'5" (1.235m x 0.746m)



Incorporating a bath with shower over, pedestal wash hand basin, double glazed obscured window to rear, heated towel rail, built in storage cupboard and laminate floor.

Incorporating a double glazed obscured window to side, laminate floor and WC.

Outside



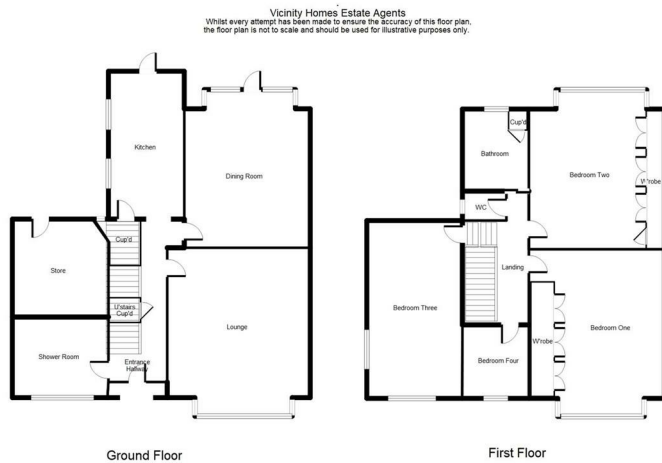
The property is approached by block paved on site parking for two/three vehicles, there is also a lawn area with flower and shrub beds. To the rear of the property there is a generous sized garden with lawn area, timber decked seating area, feature pond, flower and shrub beds, outside tap, gated access to the front and a store housing the boiler.



Store 8'2" x 7'1" (2.496m x 2.182m)

Incorporating a double glazed window to side, power and lighting.

Floor Plan



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

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band C.

EPC Band TBC

The EPC for the property has been ordered. More details to follow.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: 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.

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 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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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