Vicinity Homes

ESTATE AGENTS & VALUERS

VH









19 Beech Grove, Houghton, Carlisle, CA3 0NU **Offers over £190,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom, semi detached bungalow situated in a cul-de-sac within a sought after village location to the North of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre, the M6 Motorway and the City Bypass. The accommodation briefly comprises of an entrance hallway, dining lounge, modern kitchen with a range of integrated appliances, two double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, on site parking for three vehicles, detached garage and gardens to front and rear. Viewing is absolutely essential to appreciate the accommodation on offer.

Directions

From Carlisle proceed North up Brampton Road. Turn left onto Houghton Road. Continue on this road through the village. Turn right onto Jackson Road and right again onto Green Lane. Turn right onto Beech Grove and follow the road to the right. 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 a radiator.

Dining Lounge 17'4" x 14'0" (5.295m x 4.283m)



Incorporating a double glazed window to front, radiator, coving to the ceiling, built in storage cupboards and loft access.







www.vicinityhomes.co.uk
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ
T: 01228 599011
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Kitchen 10'6" x 6'4" (3.217m x 1.932m)





Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, plumbing for a washing machine and sink unit with mixer tap. Double glazed window to side, radiator, laminate floor, door to side and storage area housing the boiler.

Bedroom One 11'5" x 10'8" (3.486m x 3.253m)





A double bedroom incorporating a double glazed window to rear, radiator and coving to the ceiling.



Bedroom Two 10'7" x 8'1" min (3.246m x 2.486m min)



A double bedroom incorporating a double glazed window to rear, radiator and coving to the ceiling.





Bathroom 7'1" x 5'5" (2.163m x 1.655m)



Incorporating a modern three piece suite comprising of a bath with mixer tap, shower attachment and shower over, pedestal wash hand basin and WC. Double glazed obscured window to front, radiator, tiled splash areas, laminate floor and extractor fan.



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Outside



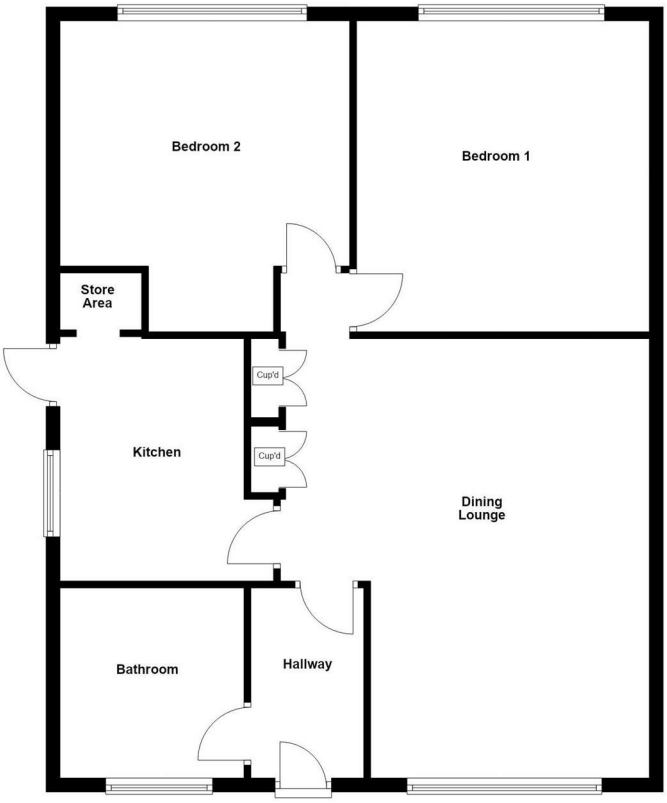
The property is approached by a shillied front garden and on site parking for 3/4 vehicles, outside tap and a car port. To the rear of the property there is an enclosed garden with lawn area, patio seating area, raised flower & shrub beds and gated access to the side.



Garage 17'6" x 8'6" (5.345m x 2.602m)

Incorporating an up and over door, power, lighting and door to side.

Floor Plan



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

EPC Band E

https://find-energy-certificate.service.gov.uk/energy-certificate/2830-7113-1539-4328-5381

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

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

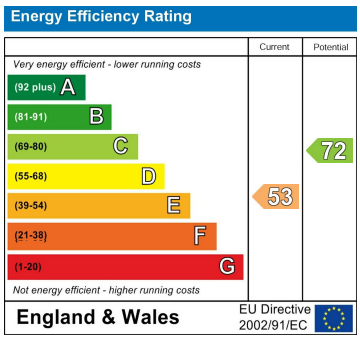
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

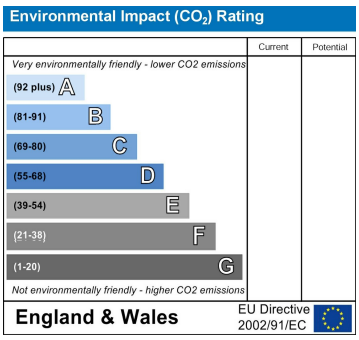
Mailing List

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.





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