

Cumbrian Properties

2 Beech Grove, Houghton



Price Region £225,000

EPC-

Semi-detached bungalow | Sun room
1 reception room | 2 double bedrooms | Shower room
Generous gardens, drive & garage | Open aspect

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2/ 2 BEECH GROVE, HOUGHTON, CARLISLE

A spacious, two double bedroom, semi-detached bungalow situated in the popular village of Houghton with sun room, generous gardens, off-street parking, garage and an open aspect to the rear. Neutrally decorated throughout the property is double glazed and gas central heated, with a recently fitted combi boiler, and briefly comprises entrance hall, solid wood kitchen with integrated appliances, and lounge leading to a 16' sun room with French doors to the rear garden. There are two double bedrooms with a range of fitted bedroom furniture to the master and fitted storage to both, and a fully tiled shower room. Externally, to the front of the property is a lawned garden and tarmac driveway providing plenty of off-street parking leading to the single garage. To the rear of the property is a generous lawned garden with shed and a studio which would make for a great home office or garden room. Located within easy walking distance of the amenities of Houghton including village shop and Post Office, café, primary school and village hall. With a regular bus service to the city centre and good access to the M6 motorway at junction 44 this attractive property would suit multiple buyers.

The accommodation with approximate measurements briefly comprises:

Front door into the spacious entrance hall.

ENTRANCE HALL Doors to kitchen, lounge, bedrooms and shower room. Radiator and access via a drop down ladder to the part boarded loft housing the combi boiler.



ENTRANCE HALL

KITCHEN (10'5 x 8'6) Fitted kitchen incorporating solid wood wall and base units, stainless steel sink with mixer tap, electric oven and four ring hob with extractor hood above, integrated fridge and freezer, plumbing for washing machine, double glazed window, radiator, wood effect flooring, under counter lighting and coving.



KITCHEN

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LOUNGE (18' max x 12' max) Coal effect gas fire, radiator and double glazed sliding patio doors to the sun room.



LOUNGE

SUN ROOM (16'4 x 8'6) Double glazed windows and French doors to the rear garden, electric heater, tile effect flooring and ceiling spotlights.



SUN ROOM

BEDROOM 1 (14'4 max x 12' max) A range of fitted bedroom furniture, two fitted storage cupboards, double glazed window to the rear and radiator.



BEDROOM 1

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BEDROOM 2 (11'3 max x 10'4 max) Fitted storage cupboard, double glazed window to the front and radiator.



BEDROOM 2

SHOWER ROOM (6'4 max x 5'5 max) Three piece suite comprising shower cubicle, vanity unit wash hand basin and WC. Fully tiled walls, panelled ceiling with spotlights, tiled flooring, frosted glazed window and heated towel rail.



SHOWER ROOM

OUTSIDE Lawned front garden and tarmac driveway providing plenty of off-street parking leading to the single garage with power supply and outside tap. To the rear of the property is a generous lawned garden with flagstone patio seating bordered by hedgerow and with an open aspect backing onto the primary school. There is also a garden shed and access into the **STUDIO (9'7 x 9')** with double glazed window, power and light and would be an ideal conversion as a home office or garden room.



REAR GARDEN

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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EPC GRAPH TO FOLLOW