

# Cumbrian Properties

22 Smithy Croft, Houghton



**Price Region £225,000**

**EPC-C**

Semi-detached bungalow | No onward chain  
1 reception room | 2 bedrooms | 1 bathroom  
Conservatory | Lawned gardens & off-street parking

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If you are looking for single storey living in a rural location, this two double bedroom, semi-detached property offers a modern kitchen and bathroom, conservatory, well-established lawned gardens and plenty of off-street parking. Located in the popular village of Houghton the property is well-maintained both inside and out with a handy entrance porch leading into the entrance hall, lounge with electric fire, modern kitchen with plenty of storage leading in to the conservatory which has heating and views over the garden, two double bedrooms and a stylish three piece shower room. Externally there are well-established gardens to the front and rear with a gravelled driveway providing plenty of off-street parking to the front, and pleasant seating areas to the rear along with garden shed and greenhouse.

Houghton is a popular village to the north of Carlisle with its own village shop and Post Office, primary school, café, village hall and pub, with excellent access to junction 44 of the M6 and the A69 Newcastle road and just a five minute drive into Carlisle city centre.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance porch.**

**ENTRANCE PORCH** Panelled ceiling and double glazed door to the entrance hall.

**ENTRANCE HALL** Doors to lounge, dining kitchen, bedrooms and shower room. Radiator and loft access.



ENTRANCE HALL

**LOUNGE (13' x 13')** Log effect electric fire, double glazed window to the front, radiator and coving to the ceiling.



LOUNGE

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**DINING KITCHEN (13' max x 10'6 max)** Fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, plumbing for washing machine and dishwasher, space for fridge freezer, sink unit with mixer tap, wood effect worksurfaces, radiator, wood effect flooring, Ideal combi boiler, double glazed window to the side and UPVC door and step down to the conservatory.



DINING KITCHEN

**CONSERVATORY (10'5 x 8'7)** Double glazed windows, Perspex roof, radiator and UPVC door to the rear garden.



CONSERVATORY

**BEDROOM 1 (11'3 x 10'7)** Double glazed window to the front and radiator.



BEDROOM 1

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**BEDROOM 2 (11' max x 10'7 max)** Double glazed window to the rear and radiator.



BEDROOM 2

**SHOWER ROOM (6'6 x 5'6)** Three piece suite comprising shower cubicle, wash hand basin and WC. Part boarded walls, frosted glazed window, wood effect flooring and heated towel rail.



SHOWER ROOM

**OUTSIDE** Lawned front garden with floral borders, mature trees and shrubs, and a gravelled driveway providing off-street parking for up to three vehicles. To the rear of the property is a lawned garden with mature trees and shrubs, greenhouse and garden shed, outside electric sockets and water supply, and potential for further off-street parking.



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.

**NOTE** 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 or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

