

Cumbrian Properties

9 Smithy Croft, Houghton, Carlisle



Price Region £190,000

EPC-E

Semi-detached property | Requires modernisation

1 reception | 3 bedrooms | 1 bathroom

Gardens, drive & garage | No onward chain

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Recently reduced to cover some work that is required. This three-bedroom semi-detached property requires modernisation providing considerable potential for development and is sold with the benefit of no onward chain. The gas central heated and double glazed home briefly comprises an entrance porch, entrance hall, lounge, dining room with views over the mature rear garden, kitchen, utility and cloakroom. To the first floor are three bedrooms, two of which are doubles, with the master benefiting from fitted wardrobes and a three-piece family bathroom. Externally, the property boasts a well-maintained mature rear garden with lawn, laid shillies, trees and shrubs, greenhouse plus gated side access. To the front is a further mature lawned garden with trees, shrubs, laid shillies and a driveway and garage. The property is situated in the popular residential area of Houghton, within close proximity to shops, schools, public transport links & Houghton Garden Centre, and only a short drive from Junction 44 of the M6.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance porch.

ENTRANCE PORCH (7' x 3') Double glazed UPVC windows to the front and frosted double glazed door to the entrance hall.

ENTRANCE HALL (12' x 6'5) Radiator, fitted storage cupboard, staircase to the first floor and doors to lounge and kitchen.



ENTRANCE HALL

LOUNGE (13' x 11'5) Double glazed UPVC window to the front, radiator, fireplace, coving to the ceiling, sliding internal doors leading to the dining room.



LOUNGE

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DINING ROOM (12' x 11') Double glazed UPVC window to the rear and radiator.



DINING ROOM

KITCHEN (13' x 8') Kitchen incorporating twin sink with mixer tap, double glazed UPVC window to the side, radiator, walk-in pantry with frosted double glazed UPVC window to the side and frosted double glazed UPVC door to the utility room.



KITCHEN

UTILITY ROOM (7' x 7') Housing the gas boiler, fitted worktops and cupboards, plumbing for washing machine, frosted double glazed UPVC door to the rear garden, frosted double glazed UPVC window to the side and leads into the cloakroom.

CLOAKROOM (4' x 3'5) Two piece suite comprising WC and sink with panelled splashback.



UTILITY ROOM & CLOAKROOM

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FIRST FLOOR

LANDING Double glazed UPVC window to the side, radiator and doors to three bedrooms and family bathroom.

MASTER BEDROOM (13'5 x 9') Double glazed UPVC window to the front and fitted wardrobes with sliding doors (one housing the hot water tank).



MASTER BEDROOM

BEDROOM 2 (12' x 11') Double glazed UPVC window to the rear.



BEDROOM 2

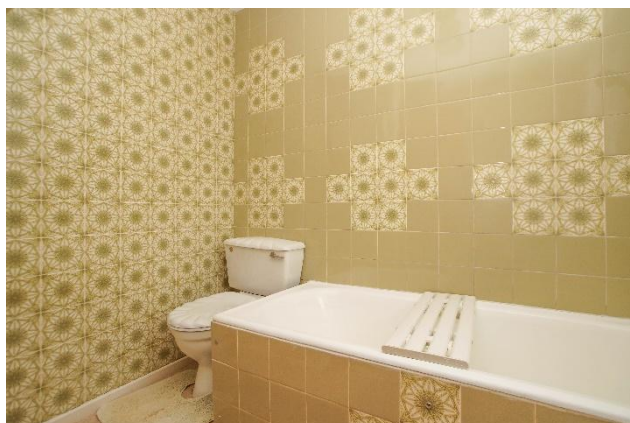
BEDROOM 3 (10' x 7'5) Double glazed UPVC window to the front, radiator and fitted wardrobes.



BEDROOM 3

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FAMILY BATHROOM (8' x 7'5) Three piece suite comprising WC, sink with tiled splashback and panelled bath with electric shower over bath. Radiator and frosted double glazed UPVC window to the rear.



BATHROOM

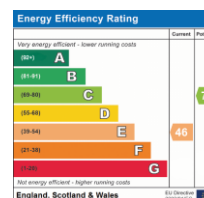
OUTSIDE To the rear of the property is a well presented fenced garden comprising lawn, laid shillies, greenhouse, mature trees and shrubs, laid flagstone patio along with floral borders, external water tap, door to the garage and gated access to the side of the property. To the front of the property is a mature well-groomed garden with trees and shrubs and shillied driveway leading up to the garage which can also be accessed from the rear.



REAR GARDEN

TENURE We are informed the tenure is Freehold.

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



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