

# Cumbrian Properties

## 3 Orchard Lane, Houghton, Carlisle



**Price Region £247,500**

**EPC-D**

Semi-detached bungalow | Sought after village location  
1 reception | 2 double bedrooms | 1 bathroom  
Wraparound gardens, drive & garage | Newly renovated

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## 2/ 3 ORCHARD LANE, HOUGHTON, CARLISLE

This recently renovated, neutrally decorated two double bedroom semi-detached bungalow is gas central heated, fully double glazed and briefly comprises entrance porch, fitted kitchen, lounge, inner hallway, two double bedrooms and a three piece family bathroom. Externally, to the rear of the property is a low maintenance astro turfed and shillied garden which wraps around to the front and side of the property with gated driveway and detached garage and comprises mature bushes, trees and shrubs, laid shillies and flagstones.

The accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the entrance porch.**

**ENTRANCE PORCH (11' x 9')** Double glazed UPVC windows to the front and to the side, radiator and doors to the lounge and kitchen.



ENTRANCE PORCH

**KITCHEN (9' x 9')** Fitted kitchen incorporating sink with mixer tap, electric oven & grill with four burner electric hob with glass splashback and extractor hood above, plumbing for washing machine. Double glazed UPVC window to the side, wood effect laminate flooring and door to the pantry housing the Worcester gas boiler, consumer box & meters.



KITCHEN

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**LOUNGE (14'5 x 12')** Double glazed UPVC windows to the front, radiator, feature elevated electric fire and door to the inner hallway.



LOUNGE

**INNER HALLWAY (3'5 x 3')** Doors to both bedrooms and family bathroom.

**BEDROOM 1 (13' x 11'5)** Double glazed UPVC windows to the rear and radiator.



BEDROOM 1

**BEDROOM 2 (16'5 x 9')** Double glazed UPVC windows to the rear, radiator and built-in storage cupboard.



BEDROOM 2

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**FAMILY BATHROOM (9' x 5')** Three piece suite comprising rainfall shower over panelled bath, wash hand basin with mixer tap and WC with concealed cistern. Heated towel rail, double glazed UPVC window to the side and wood effect laminate flooring.



BATHROOM

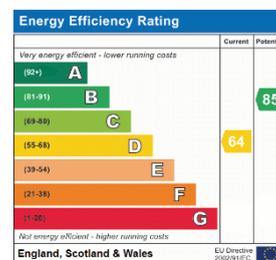
**OUTSIDE** To the rear of the property is a fenced low maintenance garden comprising astro turf lawn, laid shillies and flagstones. To the front of the property is a walled and gated driveway and detached garage, shillied front garden which flows into the tiered corner garden comprising external power, mature trees, bushes, shrubs, patio and laid flagstones.



GARDENS, GARAGE & DRIVE

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band B.



**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.