

# Cumbrian Properties

12 Orchard Lane, Houghton



**Price Region £280,000**

**EPC-D**

Detached bungalow | Sought after village location  
1 reception room | 3 bedrooms | Shower room  
Gardens, driveway & garage | No onward chain

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## 2/ 12 ORCHARD LANE, HOUGHTON

This three-bedroom detached bungalow, situated in the sought-after village of Houghton to the north of Carlisle, is sold with the benefit of no onward chain. The property briefly comprises sun room, bay-fronted lounge, dining kitchen with walk-in pantry, inner hall, two double bedrooms and a single bedroom — all with fitted storage — and a three-piece shower room. Externally, the property features a block paved rear garden, timber shed, a variety of mature trees and shrubs and gated access to both sides. To the front of the property is a low maintenance gravelled garden, driveway providing parking for multiple vehicles and garage. The property is located on a no-through road within walking distance to the local school, shops and a café with regular bus routes and is just a short drive to Houghton Hall Garden Centre and junction 44 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

**Front door into sun room.**

**SUN ROOM (12' x 11')** UPVC double glazed windows to the front and side and door to lounge.



SUN ROOM

**LOUNGE (18' x 12'5)** UPVC double glazed bay window to the front, fireplace, coving, doors to dining kitchen and inner hall.



LOUNGE

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**DINING KITCHEN (14' x 10'5)** Fitted kitchen incorporating a 1.5 bowl sink unit with mixer tap, eye-level oven and grill, four ring gas hob with tiled splashback and extractor hood above, plumbing for washing machine, radiator, UPVC double glazed window to the side, coving, walk-in shelved pantry, tile effect vinyl flooring and UPVC door to the side.



DINING KITCHEN

**INNER HALL (19' x 6')** Doors to bedrooms and shower room, shelved storage cupboard housing the Worcester gas boiler, and UPVC double glazed door to the rear garden.

**BEDROOM 1 (12'5 x 9'5)** UPVC double glazed window to the rear, radiator, coving, fitted wardrobe, drawers and bedside tables.



BEDROOM 1

**BEDROOM 2 (11'5 x 10')** UPVC double glazed window to the rear, radiator, coving, fitted wardrobes, drawers and bedside tables.





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**BEDROOM 3 (10' x 5')** UPVC double glazed window to the side, radiator, coving and fitted wardrobes with sliding doors.



BEDROOM 3

**SHOWER ROOM (7' x 6')** Three piece suite comprising WC, wash hand basin and walk-in shower unit. Heated towel rail, coving and UPVC double glazed window to the side.



SHOWER ROOM

**OUTSIDE** Walled front garden laid to stone chippings with floral borders and driveway providing parking for multiple vehicles. Enclosed rear garden with paved patio, timber shed, gravelled areas, mature trees, floral borders, gated access to the side and door to the **GARAGE (19' x 9')** with power and light.



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.

