

Cumbrian Properties

Glenroy, Houghton



Price Region £220,000

EPC-

Semi-detached property | Recently renovated | Separate garage
2 reception rooms | 3 double bedrooms | Four piece bathroom
Sought after location | Original characterful features

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2/ GLENROY, HOUGHTON, THE KNELLS, CARLISLE

A fully renovated, three double bedroom, semi-detached property with a separate section of land housing a detached garage, polytunnel and timber shed. The UPVC double glazed and gas central heated accommodation, which benefits from many original characterful features, briefly comprises dining room, lounge with multi fuel stove, modern fitted kitchen with integrated appliances, inner hall and stunning four piece bathroom. An oak staircase leads to the first floor where there are three double bedrooms including the master with walk-in wardrobe. To the rear of the property is a walled yard. The property has been renovated to a high standard and is ideal for those looking for a property that is unique and not “run of the mill”. Situated to the north east of Carlisle with good access to the A69 Carlisle to Newcastle road, the M6 motorway, supermarkets, shops and Houghton Hall Garden Centre.

The accommodation with approximate measurements briefly comprises:

Front door into dining room.

DINING ROOM (15' x 12'8) UPVC double glazed window to the front, cast iron radiator, oak cupboard housing the meters, and wood effect laminate flooring. Doors to lounge, kitchen and inner hall.



DINING ROOM

LOUNGE (14'4 x 10'6) UPVC double glazed window to the front, multi fuel stove, wood effect laminate flooring and cast iron radiator.



LOUNGE

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INNER HALL Oak staircase to the first floor, cast iron radiator, understairs storage cupboard and door to the bathroom.

BATHROOM (13'4 x 5'8) Four piece suite comprising WC, wash hand basin, bath and walk-in shower unit with multi-jet shower attachment. UPVC double glazed frosted window to the rear, cast iron radiator and towel rail.



BATHROOM

KITCHEN (14'8 x 7') Fitted kitchen with sink unit and mixer tap, eye-level oven and grill, four ring hob with glass splashback and extractor hood above, plumbing for washing machine, integrated fridge and freezer. UPVC double glazed window to the front, cast iron radiator, secondary glazed timber framed window to the side and door to rear yard.



KITCHEN

FIRST FLOOR

SPLIT LEVEL LANDING Double glazed skylight and doors to three bedrooms.

BEDROOM 1 (13'4 x 10'8) UPVC double glazed window to the front, cast iron radiator, exposed timber beams and walk-in wardrobe with sliding doors housing the Baxi gas boiler.

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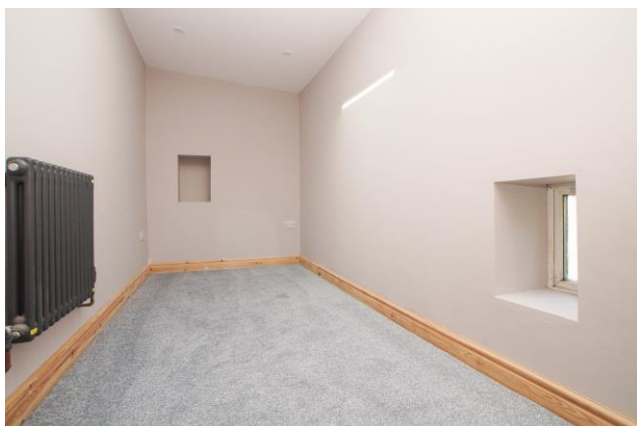
BEDROOM 1

BEDROOM 2 (14'6 x 10') UPVC double glazed window to the front, cast iron radiator and exposed timber beams.



BEDROOM 2

BEDROOM 3 (12'7 x 5'8) Double glazed skylight, cast iron radiator and UPVC double glazed frosted window to the rear.



BEDROOM 3

OUTSIDE Enclosed rear yard. The property also benefits from a section of land located a short walk away from the property with a detached garage, polytunnel and timber shed. The land is surrounded by bushes, trees and shrubs and is accessible directly from the roadside.

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TENURE We are informed the tenure is Freehold.

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

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