

Cumbrian Properties

148 Houghton Road, Houghton



Price Region £295,000

EPC-D

Detached house | Popular village location
Spacious dining lounge | 3 bedrooms | Sunroom
Driveway, garage & gardens | No onward chain

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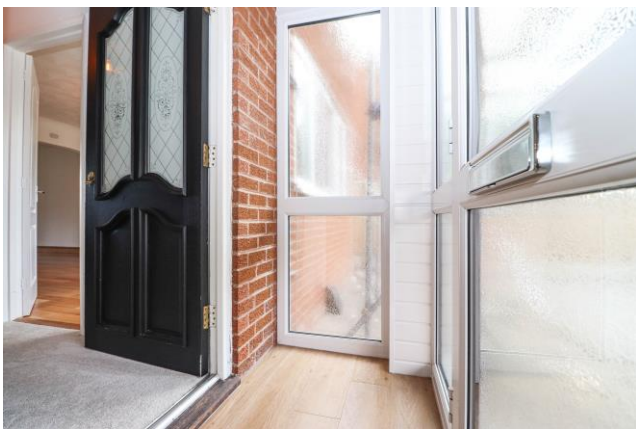
This three bedroom, spacious, detached property offers generous gardens, plenty of off-street parking and garage. Situated in the popular rural village of Houghton the property is double glazed and gas central heated, with a new roof in 2025, and briefly comprises a handy entrance porch leading to the spacious entrance hall with fitted storage, 29' dining lounge with engineered oak flooring leading to the light and airy sun room with access into the rear garden, and a stylish kitchen. To the first floor there are two double bedrooms, single bedroom/office and a three piece bathroom. Externally, to the front of the property, there is plenty of parking for multiple vehicles leading up to the single garage and to the rear of the property there is a generous lawned garden with decked and patio seating areas providing potential to extend (subject to planning permission) and providing a safe secure space for children or pets to play. The property would make an ideal family home and is sold with no onward chain.

Houghton is a popular village to the north of Carlisle with its own primary school, village shop and Post Office, café and pub, with excellent transport links to junction 44 of the M6 motorway and the western bypass.

The accommodation with approximate measurements briefly comprises:

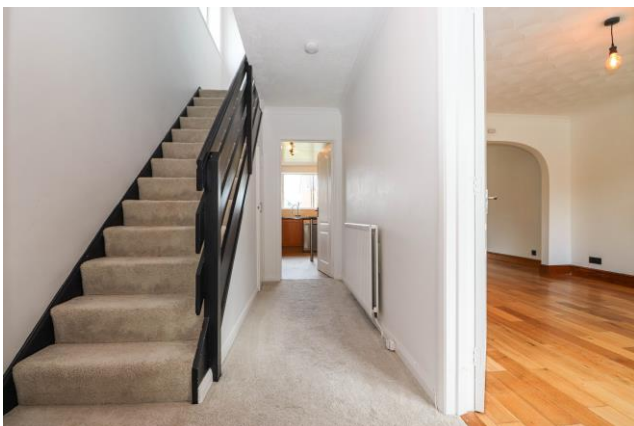
UPVC front door into entrance porch.

ENTRANCE PORCH Frosted glazed windows, panelled ceiling, wood effect flooring and door to entrance hall.



ENTRANCE PORCH

ENTRANCE HALL Doors to dining lounge and kitchen, staircase to the first floor, built-in cloaks cupboard, understairs storage, radiator and coving.



ENTRANCE HALL

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DINING LOUNGE (29'8 x 11'3 max) Coal effect gas fire, double glazed window to the front, two radiators, engineered oak flooring, coving, double glazed French doors to the sun room and door to the kitchen.



LOUNGE

KITCHEN (13' max x 9' max) Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, plumbing for dishwasher, space for fridge freezer, breakfast bar, brick effect tiled splashbacks, under counter lighting, panelled ceiling, wood effect flooring, radiator, double glazed window to the rear and UPVC door to the rear garden.



KITCHEN

SUN ROOM (13' x 10'9) Double glazed windows, ceiling spotlights and double glazed French doors to the rear garden.



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FIRST FLOOR

LANDING Doors to bedrooms and bathroom, built-in airing cupboard with radiator, loft access and double glazed window.

BEDROOM 1 (13' x 9'8) Double glazed window to the rear and radiator.



BEDROOM 1

BEDROOM 2 (15' x 8') Double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (11'6 max x 9'7 max) Double glazed window to the front and radiator.



BEDROOM 3

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BATHROOM (8'9 x 8') Three piece suite comprising shower above panelled bath, vanity unit wash and WC with concealed cistern. Fully tiled walls, panelled ceiling with spotlights, tile effect flooring, heated towel rail and frosted glazed window.



BATHROOM

OUTSIDE To the front of the property is a low maintenance lawned garden with mature trees along with driveway parking for multiple vehicles leading up to the single garage. To the rear of the property is a generous lawned garden with floral borders, decked and patio seating areas, garden shed, access into the garage and gate providing pedestrian access to the front of the property.

GARAGE (19'5 x 9'4) Plumbing for washing machine, combi boiler, power and light, single glazed window and loft storage.



REAR GARDEN

TENURE We are informed the tenure is Freehold.

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

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.