

# Cumbrian Properties

## Glenroy, Houghton



**Price Region £225,000**

**EPC-D**

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

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 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

### 3/ GLENROY, HOUGHTON, THE KNELLS, CARLISLE

**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.

#### 4/ GLENROY, HOUGHTON, THE KNELLS, CARLISLE



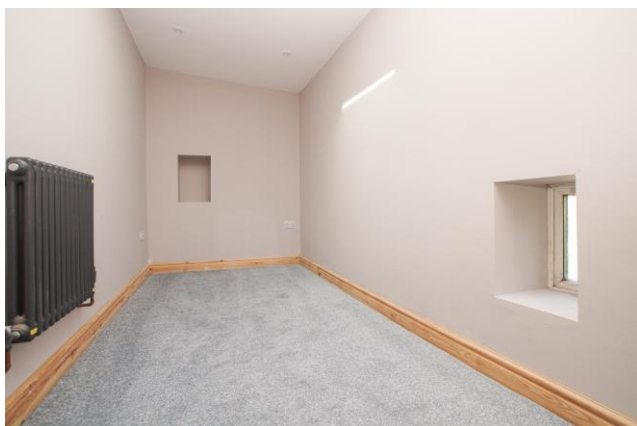
BEDROOM 1

**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.



5/ GLENROY, HOUGHTON, THE KNELLS, CARLISLE

**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.

