

Cumbrian Properties

29 Antonine Way, Houghton



Price Region £240,000

EPC-D

Detached property | Conservatory
1 reception room | 3 bedrooms | 2 bathrooms
Gardens, garage & parking | No onward chain

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2/ 29 ANTONINE WAY, HOUGHTON, CARLISLE

A well-presented, neutrally decorated, three bedroom, two bathroom, detached property situated in the sought after setting of Houghton and sold with the benefit of no onward chain. The accommodation briefly comprises entrance porch, entrance hall, 24' dining lounge, conservatory, dining kitchen, utility room and cloakroom. To the first floor there are three bedrooms, master en-suite shower room and family bathroom. Front and rear gardens, driveway parking and integral garage. Situated in close proximity to local amenities and transport links.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the entrance porch.

ENTRANCE PORCH Wood effect vinyl flooring, UPVC double glazed windows to the front and door into the entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator and door to dining lounge.

DINING LOUNGE (24'6 x 13'3) UPVC double glazed window to the front, two radiators, fireplace, coving to the ceiling, shelved understairs storage cupboard, door to dining kitchen and UPVC French doors to the conservatory.



DINING LOUNGE

CONSERVATORY (8'9 x 7'8) Wood effect vinyl flooring, power and UPVC door to the rear garden.

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CONSERVATORY

DINING KITCHEN (12'3 x 10') Fitted kitchen incorporating sink unit with mixer tap, electric oven and grill, four ring gas hob with tiled splashback and extractor hood above, UPVC double glazed windows to the rear, radiator, wood effect vinyl flooring and door to utility room.



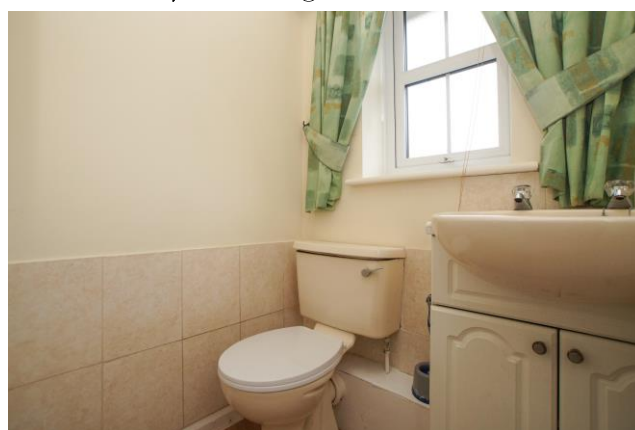
DINING KITCHEN

UTILITY ROOM (5'9 x 5') Fitted worksurface with tiled splashback, radiator, double glazed frosted door to the side and door to cloakroom.

CLOAKROOM Two piece suite comprising WC and wash hand basin. Radiator, UPVC double glazed frosted window to the rear and wood effect vinyl flooring.



UTILITY ROOM



CLOAKROOM

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FIRST FLOOR

LANDING Shelled storage cupboard housing the hot water tank, doors to bedrooms and family bathroom.

BEDROOM 1 (10' x 9'4) UPVC double glazed window to the front, radiator, built-in wardrobe with mirror fronted sliding doors and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (8'8 x 4'6) Three piece suite comprising WC, wash hand basin and walk-in shower. Radiator and UPVC double glazed frosted window to the side.



EN-SUITE SHOWER ROOM

BEDROOM 2 (10' x 9'6) UPVC double glazed window to the rear, radiator and built-in wardrobe with mirror fronted sliding doors.



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BEDROOM 3 (7'5 x 6') UPVC double glazed window to the front, radiator and built-in shelved storage cupboard with hanging rail.



BEDROOM 3

FAMILY BATHROOM (6' x 5'7) Three piece suite comprising WC, wash hand basin and panelled bath with shower above. UPVC double glazed frosted window to the rear and radiator.



FAMILY BATHROOM

OUTSIDE Driveway to the front of the property providing parking in front of the garage along with flagged pathway and lawned garden with borders. Enclosed rear garden with paved patio, good size metal shed, gravelled borders and outside tap.

GARAGE (17'5 x 8'9) Integrated garage with power and light, housing the Baxi boiler (approx. 1 year old) and consumer unit.



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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.

