

Cumbrian Properties

12 Green Lane, Houghton



Price Region £170,000

EPC-

Semi-detached property | In need of modernisation

1 reception room | 3 bedrooms | 1 bathroom

Potential to extend | No onward chain

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2/ 28 GREEN LANE, HOUGHTON, CARLISLE

A fantastic opportunity to purchase a three bedroom, semi-detached property with generous gardens and detached garage/workshop situated in the desirable village of Houghton to the north of Carlisle. The property is in need of modernisation, as reflected in the price but could make a superb first time buy or family home. Comprising of a spacious entrance hall, dining lounge with gas fire, kitchen and conservatory. To the first floor there are two double bedrooms and single bedroom, all with fitted storage, bathroom and separate cloakroom. Externally the property has a lawned front garden and to the rear is a generous garden and detached garage. The property would make a fantastic project and offers lots of potential with the existing footprint with plenty of outside space to extend.

Houghton is a popular village with its own primary school, shop and Post Office, village hall, pub, petrol station and excellent access to the amenities of Kingstown and junction 44 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Door to dining lounge, radiator and staircase to the first floor.



ENTRANCE HALL

DINING LOUNGE (22'4 max x 12' max) Gas fire on a tiled hearth, two radiators, double glazed window to the front, wood effect flooring, double glazed patio doors to the conservatory and door to kitchen.



DINING LOUNGE

KITCHEN (12'7 x 7'4) Fitted kitchen incorporating plumbing for washing machine, space for freestanding cooker, two double glazed windows and UPVC door to the garden.

3/ 12 GREEN LANE, HOUGHTON, CARLISLE



KITCHEN

CONSERVATORY (11' x 6'9) (Unusable in current condition). Tiled flooring, single glazed windows and single glazed doors to the rear garden.



CONSERVATORY

FIRST FLOOR

LANDING Doors to bedrooms, bathroom and cloakroom. Double glazed window and airing cupboard housing the hot water tank.

BEDROOM 1 (13'4 max x 10' max) Built-in wardrobe, double glazed window to the front, radiator and loft access.

4/ 12 GREEN LANE, HOUGHTON, CARLISLE



BEDROOM 1

BEDROOM 2 (13'4 x 10') Built-in wardrobe, double glazed window to the rear, radiator and wood effect flooring.



BEDROOM 2

BEDROOM 3 (8'8 x 7') Built-in storage cupboard, double glazed window to the front and radiator.



BEDROOM 3

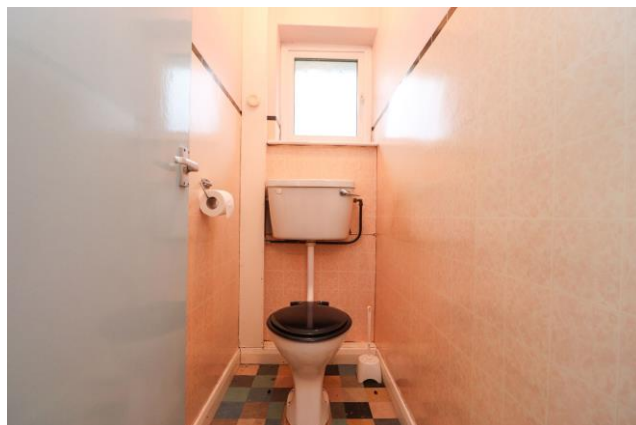
BATHROOM (5'6 x 5') Two piece suite comprising panelled bath and wash hand basin. Frosted glazed window and tiled splashbacks.

CLOAKROOM WC and frosted glazed window.

5/ 12 GREEN LANE, HOUGHTON, CARLISLE



BATHROOM



CLOAKROOM

OUTSIDE Lawned front garden bordered by hedgerow with pedestrian access to the rear of the property where there is a generous lawned garden offering plenty of space to extend (subject to planning permission) leading up to the detached garage with power supply and outside tap.



GARDEN



GARAGE

TENURE To be confirmed by the vendor.

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.

EPC TO FOLLOW