



75 Tribune Drive, Houghton, Carlisle, CA3 0LE

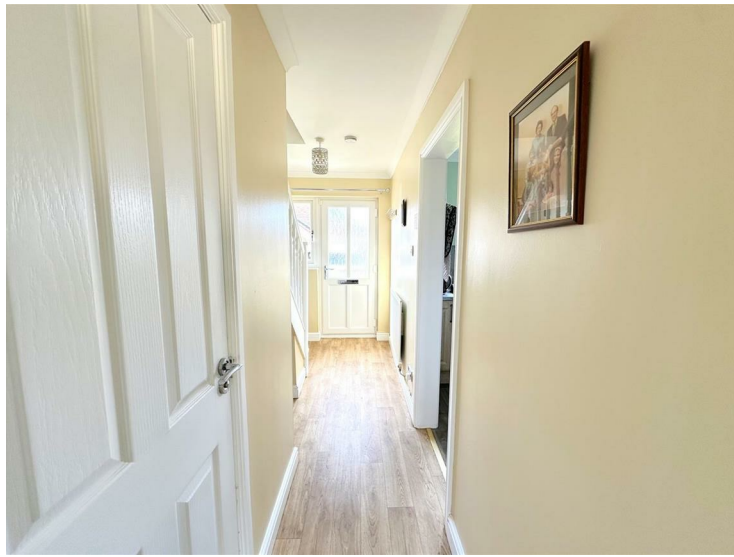
**Offers in the region of
£260,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three double bedroom detached family home situated within a cul-de-sac location in the popular village location of Houghton. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the City Centre, M6 Motorway and the Western City Bypass. The accommodation has been updated by the current vendor and briefly comprises of an entrance hallway, cloakroom/WC, modern kitchen with a range of integrated appliances and a dining lounge with double glazed french doors to the rear garden. To the first floor there are three double bedrooms, master en suite shower room and a modern wet room. The property also benefits from double glazing, central heating, solar panels, block paved on site parking for two vehicles leading to the single garage and gardens to front and rear. Viewing is absolutely essential to appreciate the accommodation on offer. The property is offered to the market with no onward chain. An ideal purchase for a family!

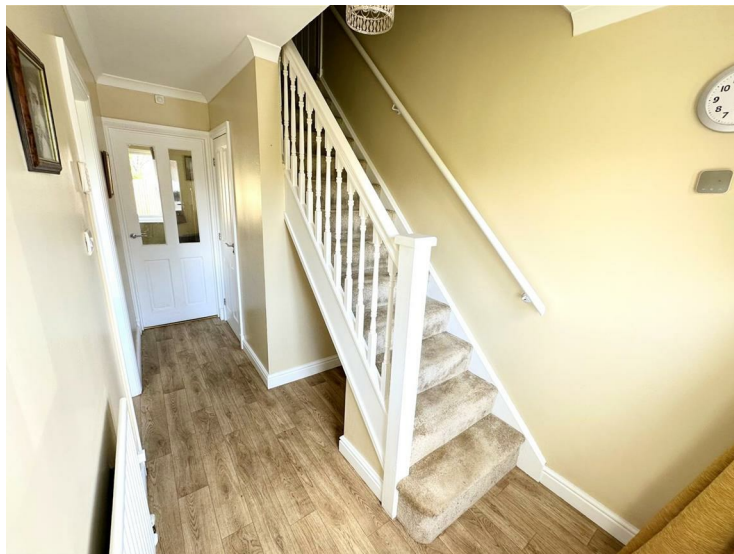
Directions

From Carlisle proceed North along Stanwix Bank and turn right at the traffic lights onto Brampton Road. Turn left onto Houghton Road and right onto Tribune Drive. To left into the cul-de-sac and turn right. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator, double glazed window to front, under stairs storage area and stairs to the first floor.



Kitchen 10'6" x 7'5" (3.211m x 2.268m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated induction hob with cooker hood over. Splash backs, 1.5 sink unit with mixer tap, integrated dishwasher, integrated fridge and integrated freezer. Integrated microwave, double glazed window to front, modern radiator and coving to the ceiling.



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Cloakroom/WC 4'9" x 2'10" (1.452m x 0.869m)



Incorporating a wash hand basin set to vanity unit, WC and heated towel rail.



Dining Lounge 22'8" x 11'0" max x 8'8" min (6.912m x 3.367m max x 2.643m min)



Incorporating double glazed french doors to rear, double glazed window to rear, radiator and coving to the ceiling.



First Floor Landing



Incorporating loft access with a pull down ladder.

Bedroom One 14'3" x 9'11" (4.362m x 3.048m)



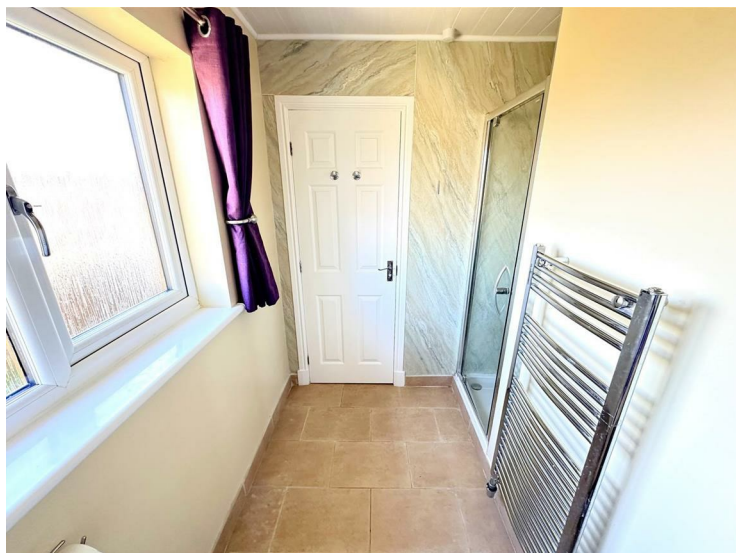
A double bedroom incorporating two double glazed windows to rear, radiator, fitted wardrobe/storage and coving to the ceiling.



En Suite Shower Room 8'1" x 4'4" min (2.478m x 1.339m min)



Incorporating a modern three piece suite comprising of a shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, tiled floor, panelled ceiling and splash boards.



Bedroom Two 12'1" x 8'3" (3.699m x 2.518m)



A double bedroom incorporating a double glazed window to front, radiator, built in storage cupboard and coving to the ceiling.



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Bedroom Three 11'1" x 8'11" (3.385m x 2.721m)



A double bedroom incorporating a double glazed window to front, radiator, built in storage cupboard and coving to the ceiling.

Wet Room 8'4" x 5'5" (2.556m x 1.667m)



Incorporating a modern three piece suite comprising of a shower area, pedestal wash hand basin and WC. Double glazed obscured window to side, heated towel rail, panelled ceiling, extractor fan, splash panels and built in storage cupboard.



Outside



The property is approached by block paved on site parking for two vehicles leading to the single garage which has an electric roller door. There is also a lawn area, flower and shrub beds and electric car charger. To the rear of the property there is a good sized enclosed garden with a patio seating area, lawn area and two gated access points to the front.



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Garage 16'6" x 8'0" (5.045m x 2.453m)

Incorporating an electric roller door, power, lighting, tap and plumbing for a washing machine.

Estate Agents Note

The property has solar panels which can contribute to the electrical supply for the property.

Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/9743-1902-4210-5792-9210>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

Misrepresentation Act 1967

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 should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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