



Tribune Drive

Houghton, Carlisle, CA3 0LF

Guide Price £245,000



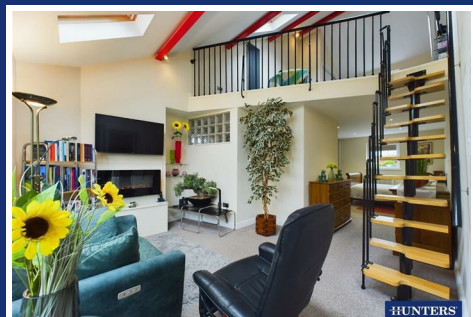
- Extended Semi-Detached House
- Contemporary Dining Kitchen
- Three Bedrooms, One Ground Floor with En-Suite
- Low-Maintenance Rear Garden
- Gas Central Heating & Double Glazing Throughout

- Highly Sought After Location
- Living Room & Sitting Room
- Mezzanine Area, ideal for multiple uses
- Ample Off-Road Parking with EV Charger
- EPC - C

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NO CHAIN - Offered to the market in an excellent condition throughout is this extended semi-detached home, located within a popular residential area of Houghton and within walking distance of the villages amenities. Internally the property is finished to an excellent specification including a contemporary dining kitchen, which flows through to the sitting room with mezzanine area over. Offering a versatile layout, the property would be well suited to an extended range of buyers, including first time buyers, families and those requiring space for independent living. Contact Hunters to schedule your viewing today!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining kitchen, sitting room, bedroom three and en-suite shower room to the ground floor with a landing, two bedrooms, bathroom and a mezzanine area to the first floor. Externally there is a garden and off-road parking to the front and an enclosed rear garden. EPC - C and Council Tax Band - B.

Houghton is a sought after village to the North of Carlisle, which befits excellent access into the city, whilst the M6 Motorway J44 and A689/A69 are within a short drive. The village benefits a post office/shop, village green, Houghton Hall Garden Centre, the Near Boot public house and Lounge on the Green restaurant. For families, Houghton School is perfect for the little ones whilst the larger ones can attend the many reputable Secondary schools in Carlisle.

ENTRANCE HALL

Entrance door from the front with internal door to the living room.

LIVING ROOM

Double glazed window to the front aspect, gas fire, radiator, stairs to the first floor landing and an internal door to the dining kitchen.

DINING KITCHEN

A modern gloss fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, electric hob, extractor unit, integrated microwave, integrated fridge freezer, integrated dishwasher, integrated washing machine, one and a half bowl sink with mixer tap and waste disposal unit, recessed spotlights, radiator, underfloor heating within the dining area, double glazed sliding patio door to the sitting room and a double glazed sliding patio door to the rear garden.

SITTING ROOM

Double glazed sliding patio door to the rear garden, four double glazed Velux windows, wall-mounted electric fire, high-level TV point, underfloor heating, opening to bedroom three and a modular staircase to the mezzanine area.

BEDROOM THREE

Double glazed window to the front aspect, recessed spotlights, underfloor heating, electric radiator, built-in wardrobes with sliding doors and an opening to the shower room.

SHOWER ROOM

Four piece suite comprising a WC, bidet, wash hand basin inset within a marble worksurface and a step-in shower enclosure benefitting a mains shower with rainfall shower head. Fully-tiled walls, tiled flooring, electric chrome towel radiator, electric underfloor heating, extractor fan, recessed spotlights, internal mono-block window and two obscured double glazed windows.

LANDING

Stairs up from the ground floor with internal doors to two bedrooms and bathroom.

BEDROOM ONE

Two double glazed windows to the front aspect, radiator, built-in wardrobe with double doors and a built-in over-stairs cupboard.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and an internal door to the mezzanine area.

MEZZANINE AREA

Two double glazed Velux windows, double glazed window to the front aspect, two designer vertical radiators, built-in wardrobe/cupboard housing the water cylinder and wall-mounted gas boiler.

BATHROOM

Three piece suite comprising a WC, wall-mounted vanity wash hand basin and bath benefitting a mains shower over with rainfall shower head. Part-tiled walls, recessed spotlights, chrome towel radiator, extractor fan and an obscured double glazed window.

EXTERNAL

To the front of the property is a lawned front garden and off-road parking for two vehicles with the additional benefit of an EV charger. An access gate allows access to the side of the property towards the rear garden. The rear garden is enclosed, benefitting artificial lawn and mature borders of trees & shrubs. External cold water tap to the side elevation.

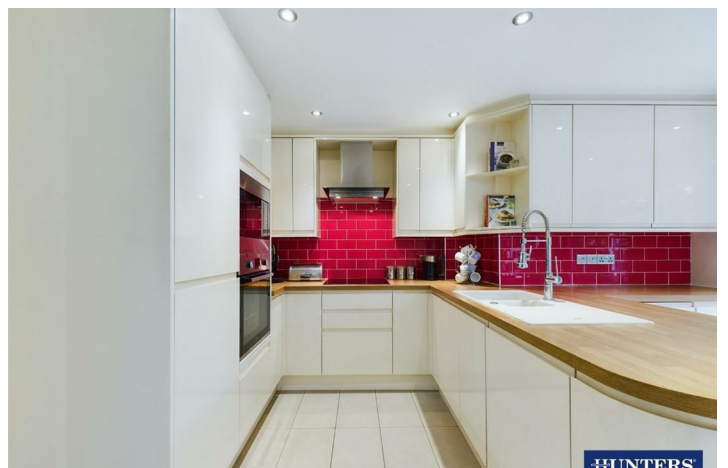
WHAT3WORDS

For the location of this property please visit the What3Words App and enter - [greed.tighttest.flexibly](https://www.what3words.com/)

PLEASE NOTE

The property is located adjacent to an electricity substation.

Floorplan





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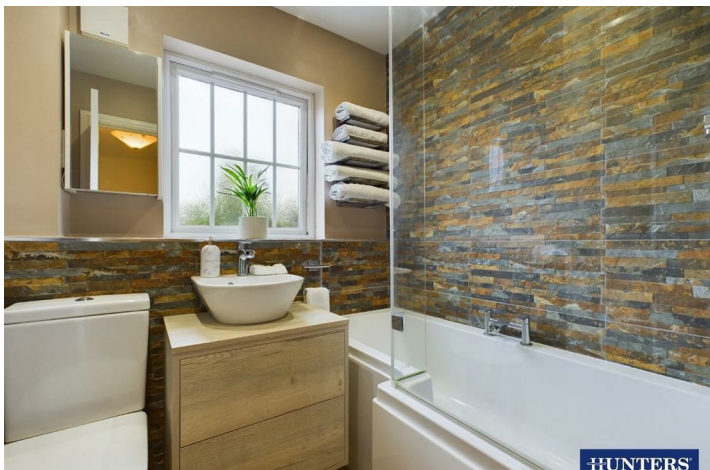
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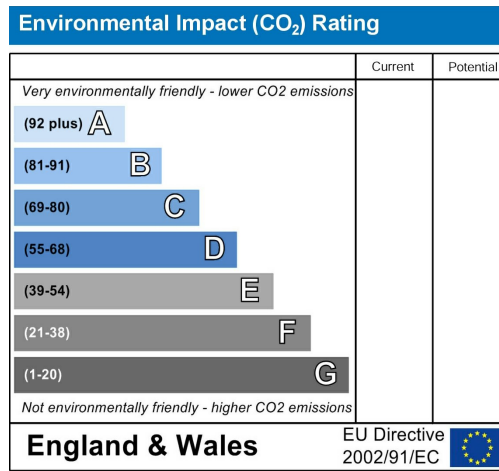
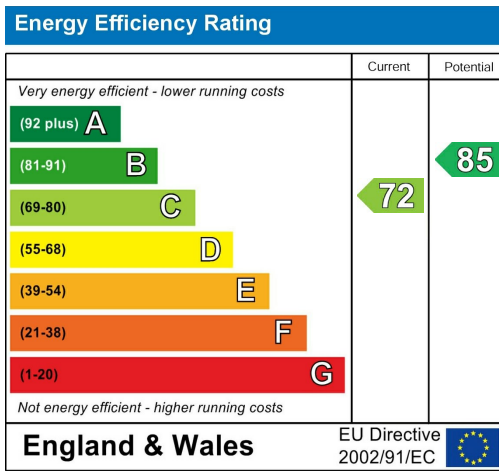
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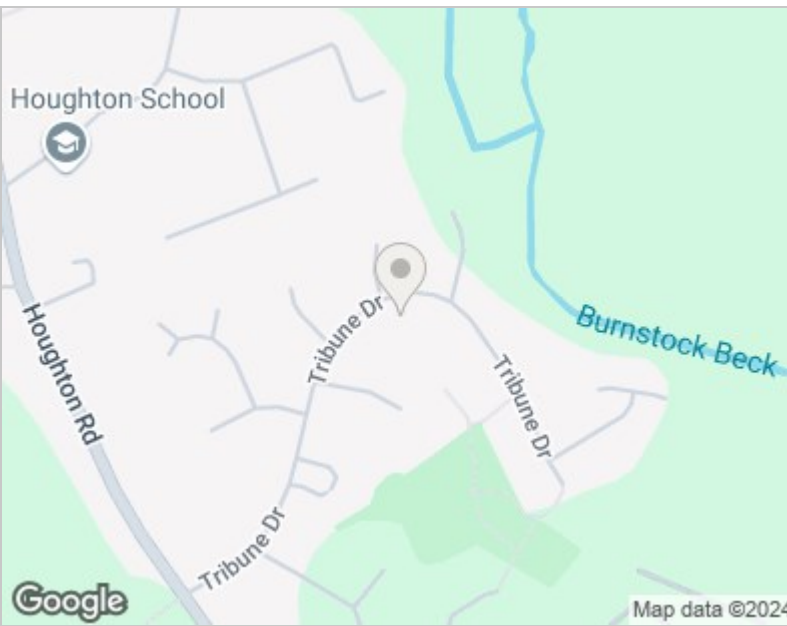
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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HERE TO GET YOU THERE

Tel: 01228 584249



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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