Vicinity Homes

ESTATE AGENTS & VALUERS

VH









49 Antonine Way, Houghton, Carlisle, CA3 0LG

Offers in the region of £285,000

Vicinity Homes are delighted to offer to the market this detached family home situated in a cul-de-sac within the highly sought after village 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 and onto the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, dining room open to the kitchen, conservatory, utility room and cloakroom/WC. To the first floor there are three bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles, garage and gardens to front & rear. Viewing is highly recommended to appreciate the accommodation on offer. The property is offered to the market with no onward chain.

Directions

Proceed North up Stanwix Bank turning right at the traffic lights onto Brampton Road. Continue on this road, turn left for Houghton and continue into the village. Turn right onto Tribune Drive and right again onto Antonine Way. Turn left into the second cul-de-sac. 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 double glazed window to side, oak flooring, radiator, inset ceiling lights, coving to the ceiling and stairs to the first floor.



Lounge 10'3" x 10'3" (3.139m x 3.138m)



Incorporating a double glazed window to front, radiator, oak flooring, inset ceiling lights, coving to the ceiling and under stairs storage cupboard.



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Dining Room 9'3" x 7'6" (2.840m x 2.300m)



Incorporating oak flooring, radiator, inset ceiling lights, coving to the ceiling and double glazed french doors to the conservatory. Open to the kitchen.



Kitchen 9'6" x 9'0" (2.896m x 2.758m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven, integrated hob with cooker hood over. Sink unit with mixer tap, tiled splash areas, double glazed window to rear, radiator, tiled floor and inset ceiling lights.



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Conservatory 15'11" x 11'1" max x 8'7" min (4.868m x 3.386m max x 2.628m min)



Incorporating double glazed french doors to rear, radiator and laminate floor.

Utility Room 4'10" x 4'10" (1.494m x 1.477m)



Incorporating plumbing for a washing machine, space for a fridge/freezer, door to side, radiator, tiled floor, extractor fan and coving to the ceiling.

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Cloakroom/WC 4'10" x 4'0" (1.492m x 1.221m)



Incorporating a wash hand basin, WC, double glazed obscured window to rear, radiator and tiled floor.

Bedroom One 12'11" x 8'9" (3.945m x 2.669m)



A double bedroom incorporating a double glazed window to rear, radiator, inset ceiling lights and coving to the ceiling.

First Floor Landing



Incorporating a built in storage cupboard, inset ceiling lights and coving to the ceiling.



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En Suite Shower Room 8'7" max x 7'11" max (2.629m max x 2.426m max)



Incorporating a three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to front, heated towel rail, tiled floor, tiled splash areas, extractor fan, inset ceiling lights and coving to the ceiling.



Bedroom Two 13'5" max x 11'0" max (4.091m max x 3.359m max)



A double bedroom incorporating two double glazed windows to front, radiator, built in storage cupboard, inset ceiling lights and coving to the ceiling.



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Bedroom Three 9'7" x 6'8" (2.943m x 2.057m)



Incorporating a double glazed window to rear, radiator, inset ceiling lights, coving to the ceiling and loft access.



Bathroom 6'4" x 5'7" (1.944m x 1.712m)



Incorporating a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas, inset ceiling lights and extractor fan.



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Outside



The property is approached by on site parking for approximately two vehicles leading to the garage. There is also a lawn area with flower & shrub beds. To the rear of the property there is an enclosed garden with patio seating area, lawn area, outside tap and gated access to the front.



Garage 17'0" x 8'2" (5.183m x 2.504m)

Incorporating an up and over door, power, lighting and door to side.

Floor Plan



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

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

EPC Band C

https://find-energy-certificate.service.gov.uk/energy-certificate/2790-7204-0922-1694-3063

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.

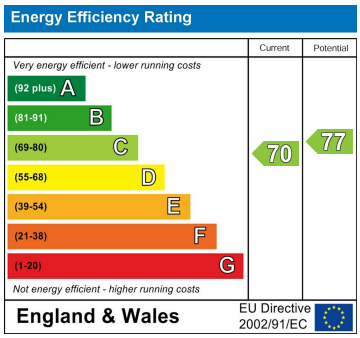
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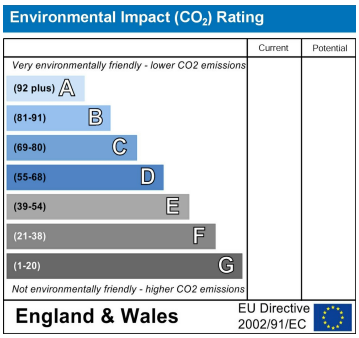
To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

Free, No Obligation Valuation

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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.





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