



**Hayward
Tod**

3 Bed Semi Detached House | Houghton Road | Houghton | Carlisle | CA3 0LA
£270,000





An excellent opportunity to secure a well located semi detached home in need of improvement but offering significant potential. Open views to the rear and a generous plot.

entrance porch | inner hall and stairs | W.C. | kitchen | dining room | sitting room | three bedrooms | bathroom | separate W.C. | garage | front and rear lawned garden | driveway | gas central heating | partially double glazed | mains connected, water, gas, electricity and drainage | EPC D | council tax band D

APPROXIMATE MILEAGES

Houghton School/Shop | Carlisle city centre | M6 motorway

WHY HOUGHTON?

A popular village just to the north of Carlisle city centre offering the best of village living paired with the accessibility demanded by a modern lifestyle. Houghton has a strong community feel with a primary school and village shop at its heart.

ACCOMMODATION

The internal accommodation is spacious but would benefit from reconfiguration and improvement, particularly with regard to the kitchen however the plot size and layout is such that there is significant scope to do so. There are two good reception rooms both accessed off the large entrance hallway. There is also currently a spacious glazed porch at the front door. Upstairs there are three bedrooms, two of which are large double rooms with the third a smaller single typical of this type of home. There is a bathroom at the front of the property and a separate W.C. Externally the property sits within a deep plot, benefitting from a good size front garden alongside the driveway and a sizable rear garden with open views across the fields at the rear. There is also a brick built garage alongside the property.





Ground Floor

Approx. 75.5 sq. metres (812.9 sq. feet)



First Floor

Approx. 48.8 sq. metres (524.7 sq. feet)



Total area: approx. 124.3 sq. metres (1337.7 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.