



## Beech Grove

Houghton, Carlisle, CA3 0NU

Offers Over £175,000



- Semi-Detached Bungalow
- Open Plan Living Dining Room
- Two Double Bedrooms
- Large Driveway with Car Port
- Front & Rear Gardens

- Sought After Village Location
- Galley Style Kitchen
- Upgraded Bathroom
- Detached Single Garage
- EPC - E

# Beech Grove

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A two bedroom semi-detached bungalow situated within a peaceful cul-de-sac location within the ever popular village of Houghton. Boasting a large living dining room with front aspect, two double bedrooms, off road parking, garage and a lovely rear garden, the bungalow is perfect for those looking for peaceful and easy living. A viewing comes highly recommended.

The accommodation briefly comprises hallway, living dining room, kitchen, two double bedrooms and bathroom internally with off road parking, garage and front and rear gardens externally. Gas central heating and double glazing throughout. EPC - E 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.

## HALLWAY

Entrance door from the front with internal doors to the living dining room and bathroom. Radiator and security alarm panel.

## LIVING DINING ROOM

Double glazed window to the front aspect, radiator, fitted storage cupboards and loft access hatch. Internal doors to the kitchen and two bedrooms.

## KITCHEN

Fitted kitchen with a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, gas hob, extractor unit, space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink with mixer tap, radiator, double glazed window to the side aspect and external door to the side. Opening to a storage cupboard housing the wall mounted gas boiler and electricity consumer unit.

## BEDROOM ONE

Double bedroom complete with radiator and double glazed window to the rear aspect.

## BEDROOM TWO

Double bedroom complete with radiator and double glazed window to the rear aspect.

## BATHROOM

Three piece bathroom suite comprising WC, wash hand basin and bath with mains shower over. Part tiled walls, extractor fan, radiator and obscured double glazed window.

## DETACHED GARAGE

Detached single garage with manual up and over garage door to the driveway, pedestrian access door, power and lighting internally.

## EXTERNAL

To the front of the property is a low-maintenance gravelled front garden with a good sized rear garden complete with a paved seating area, raised planters and lawned garden. To the side of the bungalow is a large driveway providing off road parking for several vehicles, partly covered by a car-port.

## WHAT3WORDS

For the location of this property please visit the [W h a t 3 W o r d s A p p a n d e n t e r - conductor.flickers.manual](https://what3words.com/app/and/center-conductor.flickers.manual)

## Floorplan



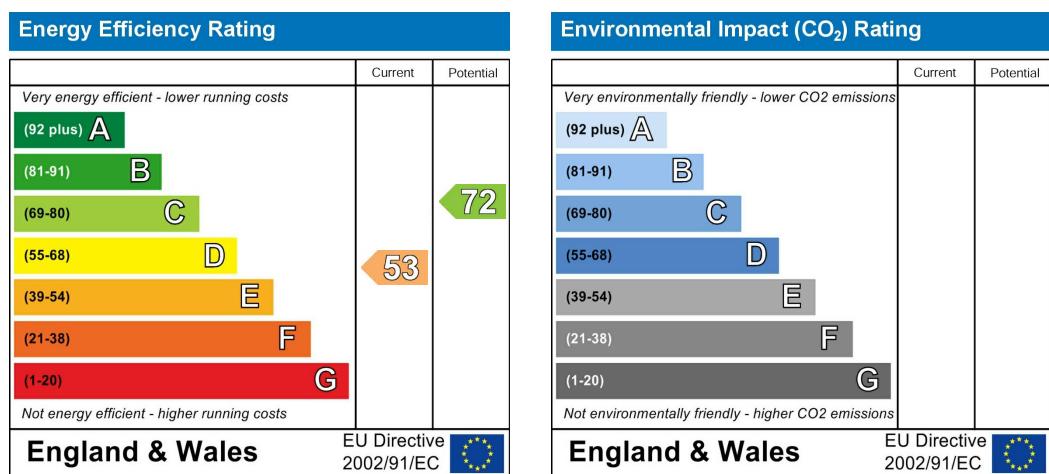
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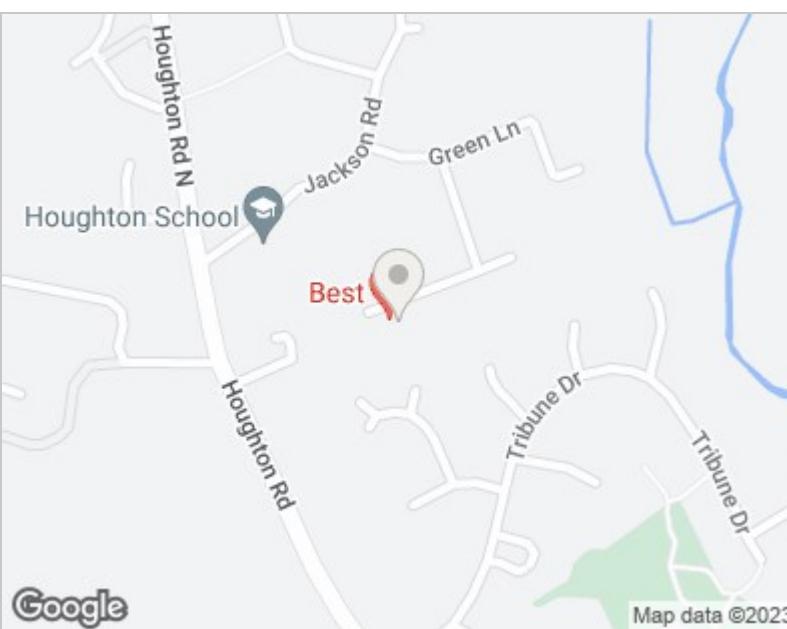
### Energy Efficiency Graph



### 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



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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