



**Hayward
Tod**

2 Bedroom Semi-Detached House | Cross Close | Houghton | CA3 0LQ

£119,000





entrance hallway | living room | kitchen dining area |
understairs cupboard | downstairs WC | main double
bedroom | single room | main bathroom | driveway parking
for two cars | garden | gas central heating | double glazing |
freehold | EPC B | council tax band B | part of the low cost
housing scheme | Story built property

APPROXIMATE MILEAGES Village centre shop & post office
0.2 | M6 J44 1.6 | Central Carlisle - mainline station 3.2 |
Newcastle International Airport 55.3



WHY HOUGHTON The village is popular with young and old
alike. It benefits from a good community spirit and an
excellent range of amenities including a primary school, hall,
village shop and Post Office. The convenience of the location



is excellent being near Houghton Hall Garden Centre and Food
Hall, the M6, and Carlisle. Several supermarkets are within a
short driving distance. Houghton is well placed for access to
Brampton, the Eden Valley, Scotland and Lake District.

DESCRIPTION This property has been a well loved first home and
highly benefits from it's cul-de-sac setting, quiet area and easily
maintained garden. Well laid out and deceptively spacious the
accommodation to the ground floor comprises a living room,
housing the stairs to the first floor, a separate W.C. and an open
plan dining kitchen with double doors to the rear garden. To the
first floor are two double bedrooms and the bathroom which
features a shower over the bath. There is paved driveway
parking to the front and the rear garden, which is quite private
has a patio area and steps up to a lawn.

FLOOR PLAN TO FOLLOW

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.