



**Hayward
Tod**

3 Bedroom Semi- Detached | Cross Close | Houghton | Carlisle | CA3 0LQ
£237,500





An excellent home on a small scale development within a popular village just minutes from central Carlisle.

entrance hall and stairs | living room | W.C. | kitchen diner | en-suite main bedroom | two further bedrooms | family bathroom | rear garden and patio | driveway parking for 2 cars | double glazing | gas central heating | mains water, gas, electricity and drainage | EV charging point | council tax band C | EPC B | freehold

APPROXIMATE MILEAGES Village centre shop and post office 0.2 | M6 J44 1.6 | Central Carlisle - mainline station 3.2 | Brampton 8.6 | Lake District National Park - Caldbeck 15.7, Ullswater 28.2 | Newcastle International Airport 55.3

WHY HOUGHTON? A charming village offering a peaceful setting with a friendly community. It has handy local amenities, including a village shop as well as a well regarded primary school, making it popular with families. Close to Carlisle, residents benefit from a range of shopping and leisure options, with easy access to transport links like the M6 and A69. Surrounded by green spaces, Houghton is a great choice for those wanting a quieter pace of life while staying connected to Carlisle and the wider region.

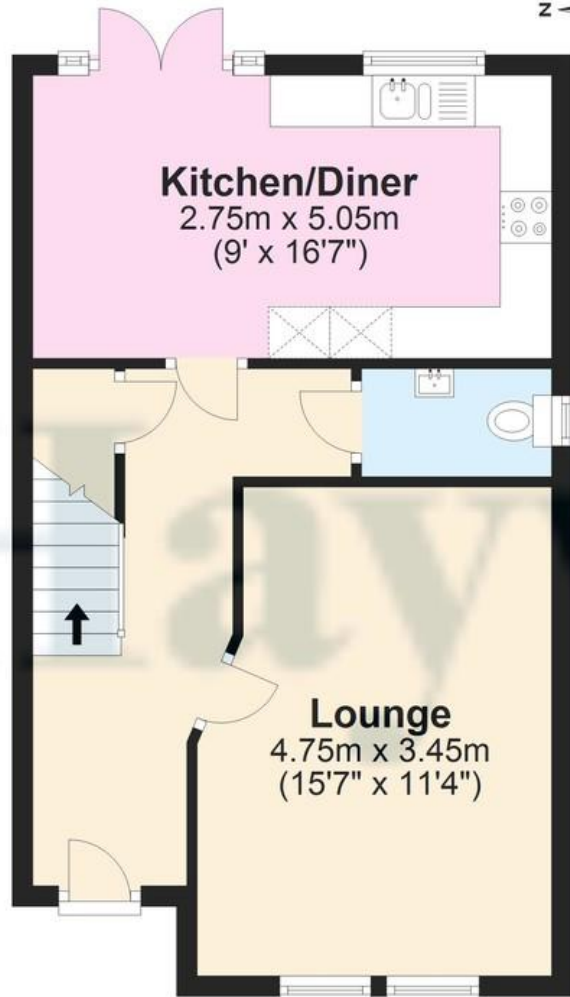
ACCOMMODATION The Hastings by Story Homes is a beautifully designed 3-bedroom semi-detached home, perfect for modern family living. The heart of the home is the open-plan kitchen/dining area, complete with a range of integrated appliances and French doors that open onto the rear garden with an open aspect across fields, ideal for entertaining or relaxing. A separate living room and convenient downstairs WC complete the ground floor. Upstairs, the master bedroom features its own en-suite, complemented by two further well-sized bedrooms and a family bathroom. With driveway parking for two cars, as well as an EV charging point and high-quality finishes throughout, the Hastings offers a perfect blend of style and practicality in a desirable location.





Ground Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



Total area: approx. 85.9 sq. metres (924.2 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.