



**Hayward
Tod**

4 Bed, 2 Bath Detached House | Hadrian Way | Houghton | CA3 0LU
£425,000





An immaculate modern home on a sought after small-scale development in the village of Houghton convenient for Houghton Primary School, Carlisle, the M6/A69 and the Cumberland Infirmary. Great living space. Integral garage. No onward chain. 2 Years remaining on the NHBC Warranty.

entrance hallway and stairs | W.C. | dining room/second sitting room | living room | dining kitchen | main bedroom with en-suite shower | three further double bedrooms | four piece family bathroom | integral garage | block paved driveway | large low maintenance rear garden | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC B | council tax band E | freehold | annual service charge £192.76pa

APPROXIMATE MILEAGES

Carlisle city centre 2 | M6 motorway 2 | Cumberland Infirmary 3 (10 mins) | Brampton 8.5 | Newcastle International Airport 55

WHY HOUGHTON?

A popular village on the northern fringe of Carlisle. A perfect blend of village life and accessibility suitable for residents of all ages. Houghton has an active community with primary school, village shop and café. The peaceful village life does not come at the cost of accessibility, with the city centre being just minutes away in the car as well as being accessible by bus from the village. For the wider region the M6 and A69 are also equally accessible.

ACCOMMODATION

Offered in good order throughout, having been well cared for by the current owners. The property has a pleasing layout well suited for family living. The modern kitchen diner at the rear of the property has a range of integrated appliances and double doors which open out to the garden. There is a separate dining room at the front of the property which could be used as a second living room. The main



living room at the rear also has double doors out to the garden. There is a W.C. off the wide entrance hallway which also provides access to the integral garage. On the first floor there are four well proportioned bedrooms, all of which are doubles. The largest has a wall of fitted wardrobes and an en-suite shower room. The second bedroom also at the rear has fitted wardrobes. The two bedrooms at the front of the property are currently utilised as a large office and additional living room. The family bathroom has both a bath and separate shower. Externally the property has a paved driveway providing parking for two cars. At the rear the garden, which overlooks a wooded area, is currently kept low maintenance with paving and a range of mature trees and plants. It could should the incoming buyer wish be converted back to 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.