



**74 Dacre Road, Brampton, CA8 1BN**

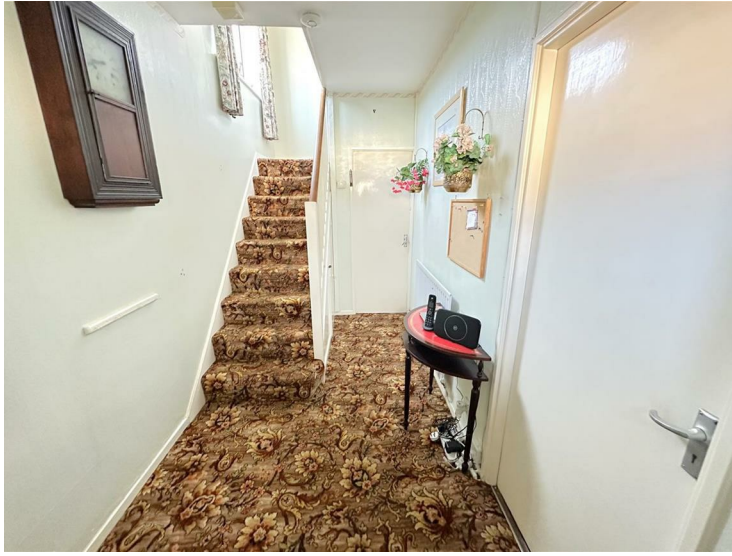
**Offers in the region of  
£119,950**

Vicinity Homes are delighted to offer to the market this spacious three bedroom semi detached house situated within a popular area of Brampton. The property is close to a range of local amenities, popular Primary & Secondary Schools, bus route and has excellent access onto the A689/A69 towards Carlisle and Newcastle. Brampton is approximately eight miles East of Carlisle and approximately four miles North East of Warwick Bridge. The accommodation briefly comprises of an entrance hallway, lounge, dining room and kitchen. To the first floor there are three good sized bedrooms and a bathroom. The property also benefits from double glazing, central heating, front garden, a generous sized rear garden out building, covered store areas and two garages. Viewing is absolutely essential to appreciate the accommodation on offer. The property does require some modernisation which is reflected in the asking price. The property is offered to the market with no onward chain.

### Direction

Upon entering Brampton turn left at the Police Station onto the A6071 and pass William Howard School. Turn right onto Greenfield Lane. Turn left onto Dacre Road. Continue on this road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating a radiator, under stairs storage cupboard and stairs to the first floor.



### Kitchen 10'2" x 9'6" (3.099m x 2.913m)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood over. Sink unit with mixer tap, tiled splash areas, plumbing for a washing machine, double glazed window to rear, radiator, built in storage/pantry and door to side.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

**Lounge 13'2" x 12'7" (4.025m x 3.842m)**



Incorporating a double glazed window to front, radiator and feature fireplace with an open fire.



**Dining Room 10'2" x 8'11" (3.105m x 2.730m)**



Incorporating a double glazed window to rear and a radiator.



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## First Floor Landing



Incorporating a double glazed obscured window to side and loft access with a pull down ladder. The loft is boarded.



**Bedroom One 12'0" max x 10'11" (3.683m max x 3.343m)**



A double bedroom incorporating a double glazed window to rear, radiator and built in storage cupboard.



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**Bedroom Two 11'4" x 10'2" max (3.473m x 3.111m max)**



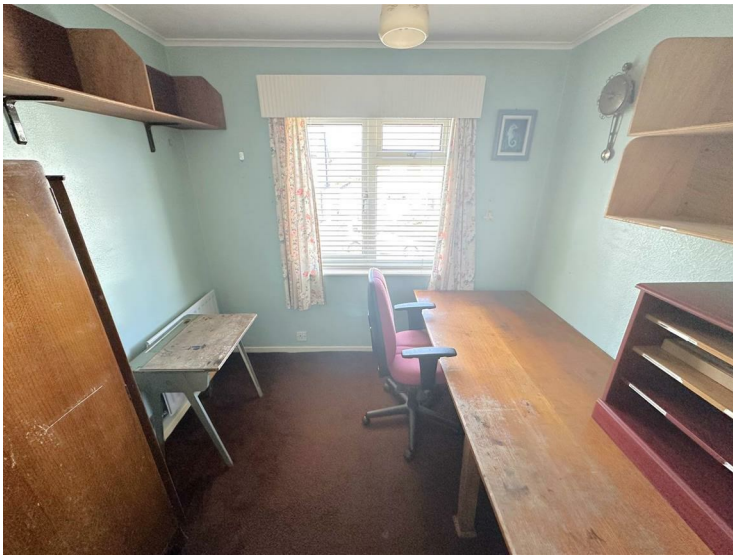
A double bedroom incorporating a double glazed window to front, radiator and built in storage cupboard.



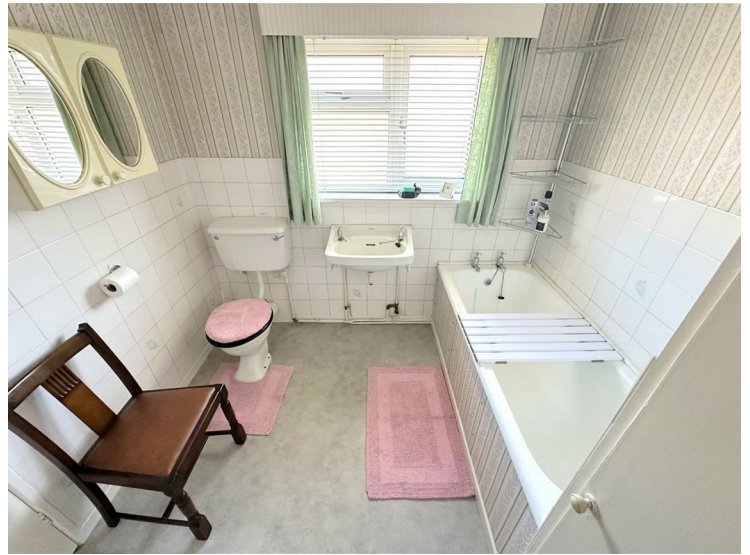
**Bedroom Three 8'4" x 8'2" (2.561m x 2.512m)**



Incorporating a double glazed window to front and a radiator.



**Bathroom 7'11" x 7'5" (2.415m x 2.269m)**



Incorporating a three piece suite comprising of a bath, wash hand basin and WC. Double glazed obscured window to side, radiator, tiled splash areas and a built in storage cupboard housing the boiler.



## Outside



The property is approached by a front garden with lawn area and flower and shrub beds. To the rear of the property there is generous sized garden with lawn area, flower and shrub beds, outside tap, gated access to the front, covered store areas and access into one of the garages. There is also an out building and a store area.





### Council Tax

The property is in Council Tax Band B.

### Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

### Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

### Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

### Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

### Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

### Out Building 8'0" x 5'1" (2.456m x 1.558m)

Incorporating power and lighting.

### Store 5'7" max x 5'1" max (1.714m max x 1.571m max)

Incorporating a power point.

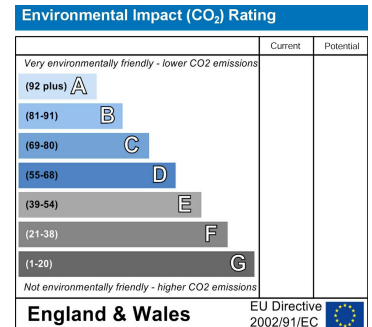
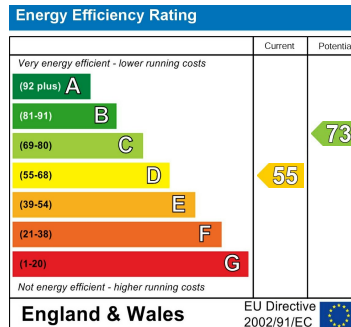
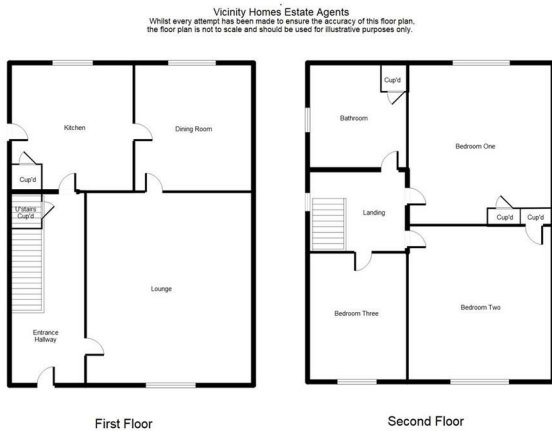
### Garage One 17'0" x 8'6" (5.183m x 2.596m)

Incorporating an up and over door, power, lighting and door giving access to the rear garden.

### Garage Two

Incorporating an up and over door.

### Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

### EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8734-6121-7400-0619-2222>

### Tenure

The property is Freehold.

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