



**Hayward
Tod**

3 bedroom Detached House | 48 Brampton Road | Carlisle | CA3 9AU

Guide Price £435,000





Well presented and well located, spacious family home. Detached garage and pleasant rear garden.

entrance hall and stairs | utility | dining kitchen | sitting room | garden room | living dining room | three double bedrooms | family bathroom | shower room | ample driveway parking | detached garage | generous rear garden and patio | double glazing | gas central heating | EPC D | council tax band E | freehold | mains gas, water, electricity and drainage

APPROXIMATE MILEAGES

City centre 1 | Stanwix 0.5 | M6 motorway 2.7 | Penrith - North Lakes 22 | Newcastle International Airport 55

WHY BRAMPTON ROAD?

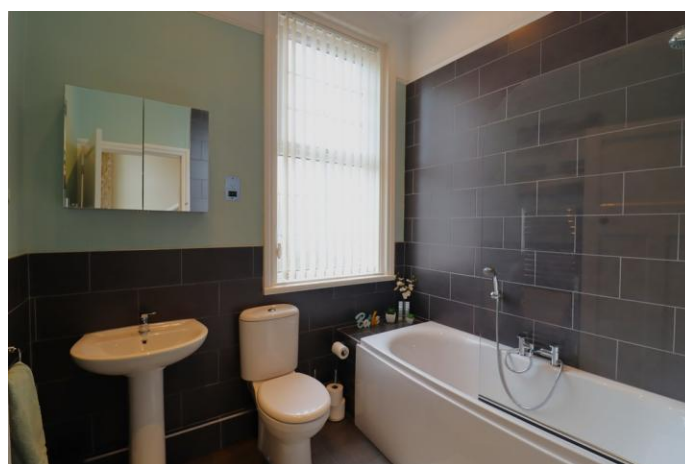
A popular residential address to the north of the city centre, Brampton Road is perfectly placed for access to the city centre, superb amenities of Stanwix, public transport, the wider road network and parkland. Just a short walk from an excellent range of shops, amenities, bars and restaurants as well as Stanwix Primary school, the property is well located for residents of all ages.

ACCOMMODATION

Spacious and well laid out with the benefit of a useful rear extension the property provides excellent living space and three large double bedrooms. To the ground floor is a utility room and a modern breakfast kitchen at the front of the property and to the rear are two large reception rooms. The first opens out through double doors in to a garden room and the second has space for a large dining table. The stairs to the first floor rise up from a wide hallway. To the first floor there are three good double bedrooms, the largest of which has a pleasing corner aspect. Additionally there are two large modern bathrooms, one of which has a shower over the bath and the other just a standalone shower. Externally the property has a sizable driveway which is part

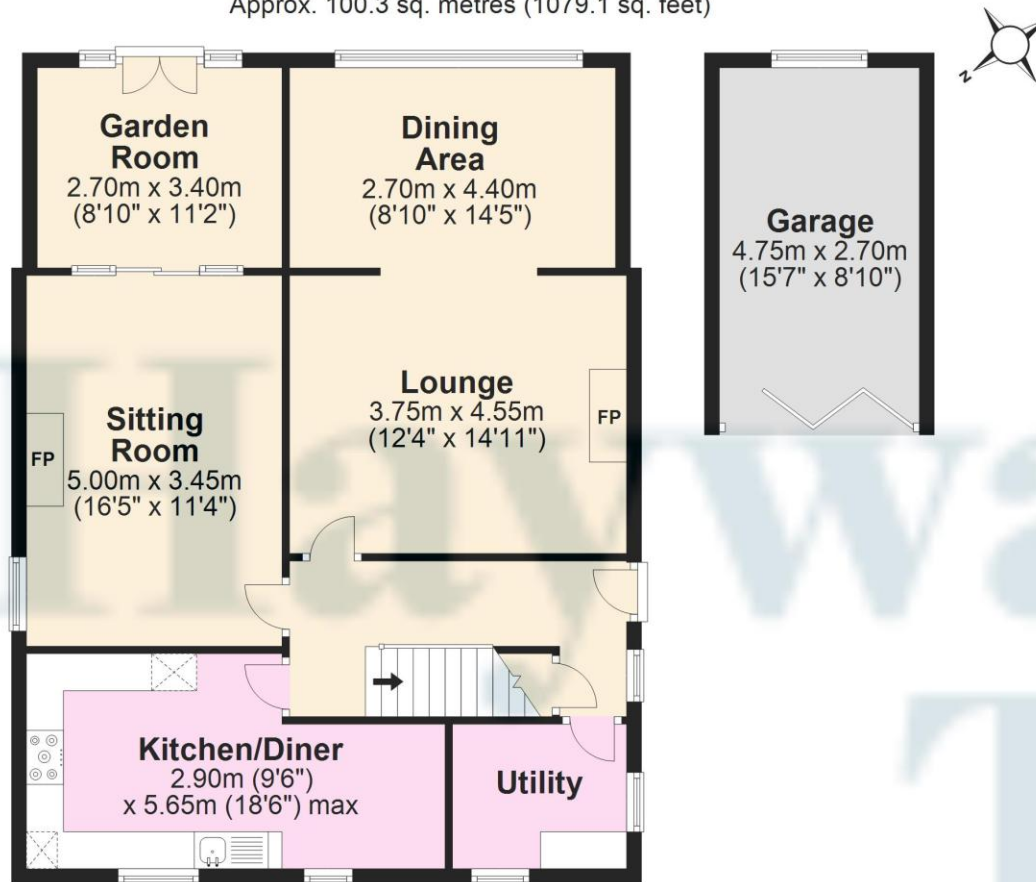


gravelled and part paved leading towards the front door and the detached garage. The secure gated rear garden has the benefit of a paved patio, an area of decking and an ample expanse of lawn. The property is double glazed and gas centrally heated. In short, 48 Brampton Road is a wonderful family home, in a highly sought after location and offered in excellent order throughout.



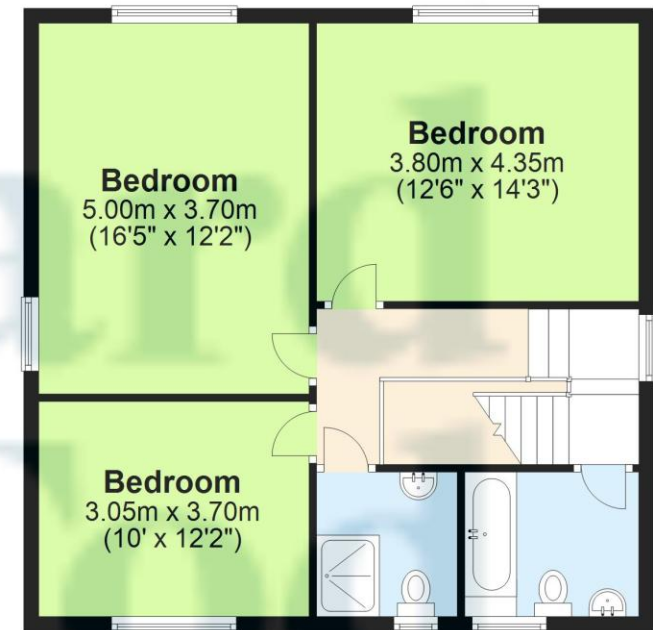
Ground Floor

Approx. 100.3 sq. metres (1079.1 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.3 sq. feet)



Total area: approx. 166.3 sq. metres (1790.4 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

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.