



**Hayward
Tod**

4 Bed Mid Terrace | Ridgevale Terrace | Brampton | CA8 1EW

£365,000





An outstanding townhouse over three floors, beautifully presented throughout, just a short walk from the centre of Brampton and a wide range of amenities. Open outlook across fields.

entrance hallway | sitting room | utility | W.C. | open plan living kitchen | four double bedrooms | four piece family bathroom | second shower room | rear patio | outhouse storage | lawned garden | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC C | council tax band C | freehold

APPROXIMATE MILEAGES

Brampton centre 0.5 | Carlisle 9.5 | M6 motorway 8 | Newcastle International Airport 46

WHY RIDGEVALE TERRACE?

An impressive terrace of three story townhouses on the fringe of Brampton adjacent to open countryside. The property is ideally placed for access to amenities, the main road network and green space. A short walk from shops, schools and a wide variety of amenities in the centre of the popular market town of Brampton, the property also has Brampton Golf Club and Talkin Tarn Country Park nearby. Conveniently located just moments from the A69, access towards Carlisle and the M6 as well as Newcastle is a breeze.

ACCOMMODATION

Spacious and beautifully presented throughout, the deceptive accommodation is set across three floors and provides everything required for modern family living. A large bay-fronted living room sits at the front of the property. The open plan living kitchen at the rear is flooded with light thanks to roof windows and has double doors to the rear patio and garden. In between the kitchen and living room there is a cleverly designed utility room and W.C. On the first floor there are two large double bedrooms, one at



the front and the other at the rear, which share use of the family bathroom. The modern bathroom has both a bath and separate shower. Stairs rise up from the first floor landing to the second floor where there are two additional bedrooms, both doubles, with dormer windows. These two bedrooms share a modern shower room on this floor. Externally the property has a small paved forecourt and sits behind a low wall at the front. To the rear is a walled, paved patio area with a detached brick storage shed. Behind this, and across a block paved off-street parking area is a walled, lawned garden overlooking fields beyond.





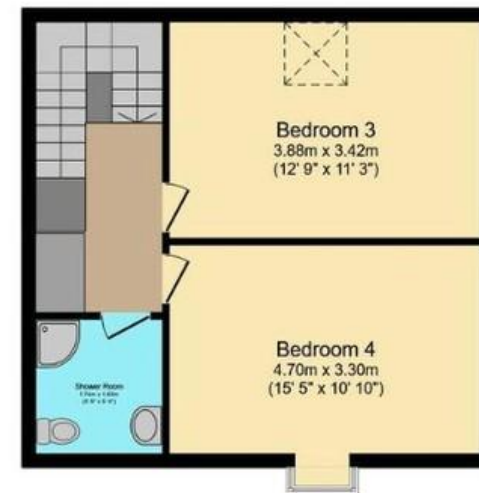
Ground Floor

Floor area 71.9 sq.m. (774 sq.ft.)



First Floor

Floor area 70.4 sq.m. (758 sq.ft.)



Second Floor

Floor area 48.5 sq.m. (522 sq.ft.)

Total floor area: 190.8 sq.m. (2,054 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.