



Berrymoor Road

Brampton, CA8 1DJ

Guide Price £166,000



- Extended Semi-Detached House
- Large Kitchen with Breakfast Bar
- Downstairs Bedroom with En-Suite
- Family Bathroom
- Gardens to the Front & Rear

- Excellent Opportunity for Families & First Time Buyers
- Living Room & Conservatory
- Three Bedrooms on the First Floor
- Off-Road Parking
- EPC - D

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This four bedroom semi-detached house offers excellent potential to adapt and create a spacious family home, within walking distance of Brampton Town Centre and its many amenities & schools. Having been extended to include a downstairs bedroom with en-suite and a conservatory, there is excellent space for the whole family. A viewing comes highly recommended.

The accommodation briefly comprises: hallway, kitchen, living room, conservatory, bedroom four and en-suite with a landing, three bedrooms and family bathroom on the first floor. Externally there are gardens to the front and rear with off road parking. Gas central heating and double glazing. EPC - D and Council Tax Band - B.

Conveniently located within Brampton, just off Greenfield Lane and within walking distance of the town centre and William Howard School. The market town boasts many amenities including doctors surgery, shops, public houses and both primary and secondary schools. Access to the A69 within minutes with the M6 motorway being within 15 minutes drive. Hadrian's Wall, Brampton Golf Club and Talkin Tarn are all within a short drive, with the Lake District National Park being within 45 minutes drive.

HALLWAY

Entrance door from the front with internal door to the kitchen and stairs to the first floor landing.

KITCHEN

16'11" x 15'3" (5.16m x 4.65m)

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Breakfast bar dining area, freestanding gas cooker, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, under-stairs cupboard, radiator, internal door to the living room, double glazed window to the front aspect and double glazed window to the conservatory. Measurements to the maximum points.

LIVING ROOM

16'11" x 11'10" (5.16m x 3.61m)

Double glazed window to the front aspect, radiator and internal door to the conservatory. Measurements to the maximum points.

CONSERVATORY

19'4" x 9'11" (5.89m x 3.02m)

Double glazed windows, double glazed French doors to the rear garden, radiator and internal door to bedroom four.

BEDROOM FOUR

15'5" x 8'5" (4.70m x 2.57m)

Double glazed window to the rear aspect, radiator, internal door to the en-suite and external door to the driveway. Measurements to the maximum points.

EN-SUITE

12'4" x 2'7" (3.76m x 0.79m)

WC, wash hand basin and shower enclosure (Shower currently inoperable) Obscured double glazed window, radiator and extractor fan.

LANDING

Stairs up from the ground floor with internal doors to three bedrooms and bathroom, double glazed window to the rear aspect and loft access point. Built-in cupboard housing the wall-mounted gas boiler.

BEDROOM ONE

12'0" x 8'11" (3.66m x 2.72m)

Double glazed window to the front aspect, radiator and over-stairs store.

BEDROOM TWO

11'0" x 11'0" (3.35m x 3.35m)

Double glazed window to the front aspect, radiator and built-in cupboard.

BEDROOM THREE

8'11" x 7'6" (2.72m x 2.29m)

Double glazed window to the rear aspect and radiator.

BATHROOM

6'8" x 5'6" (2.03m x 1.68m)

Three piece suite comprising WC, pedestal wash hand basin and bath with electric shower over. Radiator, extractor fan and obscured double glazed window.

EXTERNAL

To the front is a lawned garden, with a block-paved driveway extending to the side of the property. The rear garden benefits a large paved seating area, lawned garden, timber garden shed and an additional store with access to the front driveway. External electricity socket and cold water tap to the rear elevation.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - craftsmen.crisps.necklace

PLEASE NOTE

We have been advised the downstairs extension to include bedroom four and the en-suite if of single brick construction and holds no building regulation certification. The seller would be willing to look into indemnifying this if required.

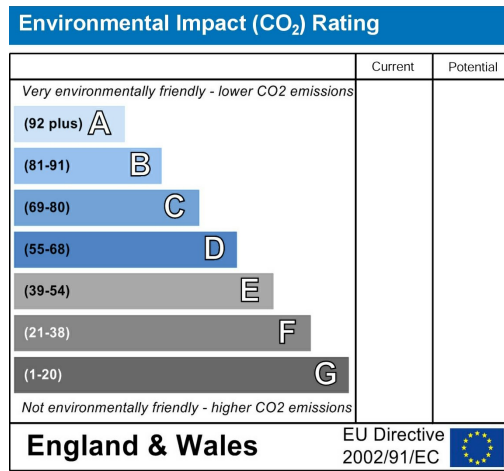
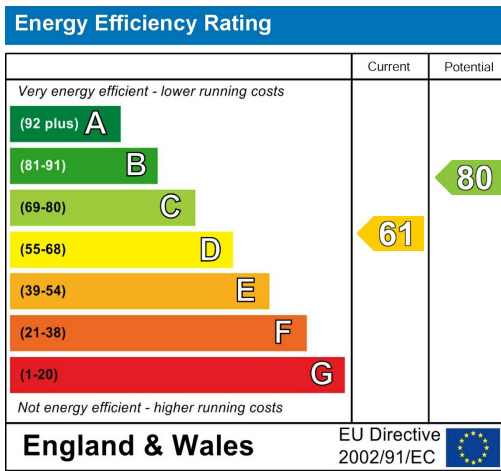
Floorplan







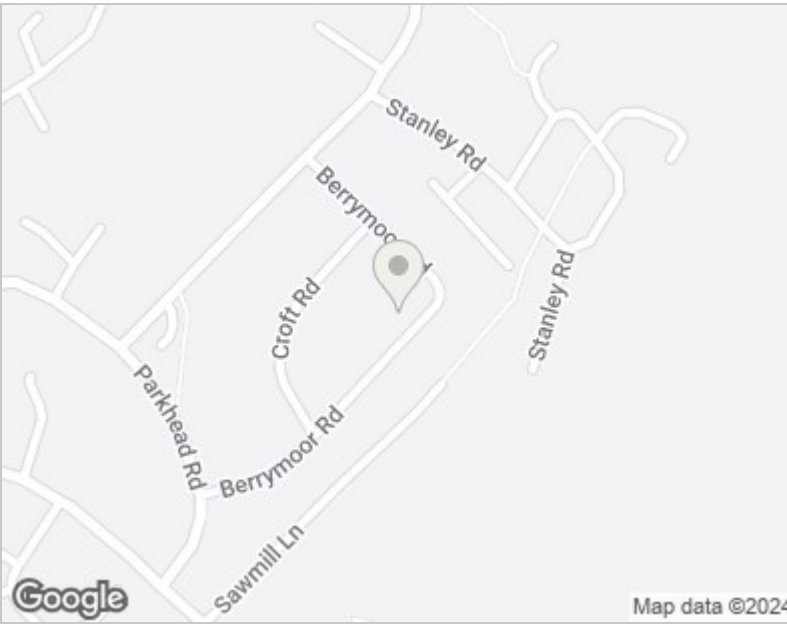
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS
HERE TO GET YOU THERE

Tel: 01228 584249



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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