



Moatside

Brampton, CA8 1UN

Offers Over £80,000



- No Onward Chain
- Accommodation over Two Floors
- Three Double Bedrooms
- Ample Storage Throughout
- On-Street Parking
- Deceptively Spacious Maisonette
- Dual Aspect Living Room
- Four-Piece Bathroom
- Private-Use Rear Garden
- EPC - C

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This deceptively spacious maisonette offers accommodation over two floors and is conveniently located moments away from Brampton town centre. Boasting three double bedrooms, a great sized dual aspect living room and externally, a generous South facing rear garden, the property would be ideal to a range of purchasers. Being sold with no onward chain, contact Hunters to arrange your viewing today!

The accommodation, which is located on the first and second floors, briefly comprises hallway, living room, kitchen and box room to the first floor and a landing, three double bedrooms and a bathroom on the second floor. Externally the property has a balcony overlooking the enclosed private garden area and on-street parking. Gas central heating and double glazing throughout. EPC - C and Council Tax Band - A.

Conveniently located within the market town of Brampton, tucked away moments away from the town centre. The market town boasts many amenities including convenience stores, 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 communal hallway with internal doors to the living room, kitchen and box room, double glazed window to the rear aspect, radiator and stairs to the second floor landing.

LIVING ROOM

21'9" x 9'6" (6.63m x 2.90m)

Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators, fireplace and opening to the kitchen. Measurements to the maximum points.

KITCHEN

Fitted kitchen comprising of base and tall units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, wall-mounted and enclosed gas boiler, radiator, under-stairs storage cupboard, over-stairs storage cupboard and two double glazed windows to the front aspect. Measurements to the maximum points.

BOX ROOM

6'1" x 4'7" (1.85m x 1.40m)

Double glazed window to the rear aspect and radiator.

LANDING

Stairs up from the first floor with internal doors to three bedrooms and bathroom, double glazed window to the front aspect and loft access point.

BEDROOM ONE

14'2" x 11'2" (4.32m x 3.40m)

Two double glazed windows to the rear aspect and radiator.

BEDROOM TWO

10'11" x 10'5" (3.33m x 3.18m)

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

BEDROOM THREE

11'4" x 9'6" (3.45m x 2.90m)

Double glazed window to the rear aspect, radiator and built-in cupboard. Measurements to the maximum points.

BATHROOM

9'11" x 6'4" (3.02m x 1.93m)

Four piece suite comprising WC, pedestal wash hand basin, bath and shower enclosure with an electric shower unit. Part-tiled walls, radiator, extractor fan and obscured double glazed window.

EXTERNAL

Balcony:

An enclosed private balcony off the communal first floor hallway, with metal railings and accessible via a lockable fire door.

Rear Garden Area:

A private use garden area to the rear of the building which is laid to lawn. This is accessible through the shared alleyway from the front.

External Storage:

There are two storage cupboards, one located on communal first floor hallway directly next to the apartment front door and an additional store on the ground floor accessible from the shared alleyway.

Parking:

On-street parking available.

WHAT3WORDS

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

PLEASE NOTE

Leasehold Title - 125 Years from 23 January 2006. A service charge of approximately £99.88 per month is payable.

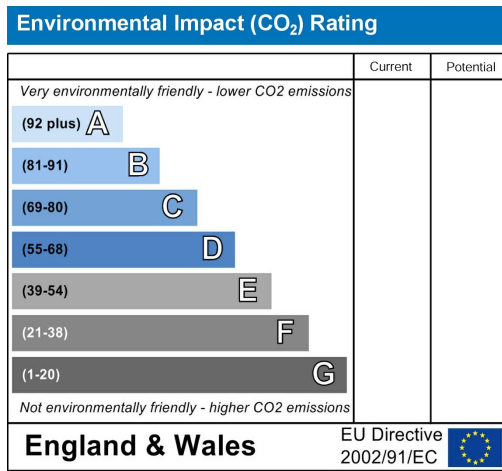
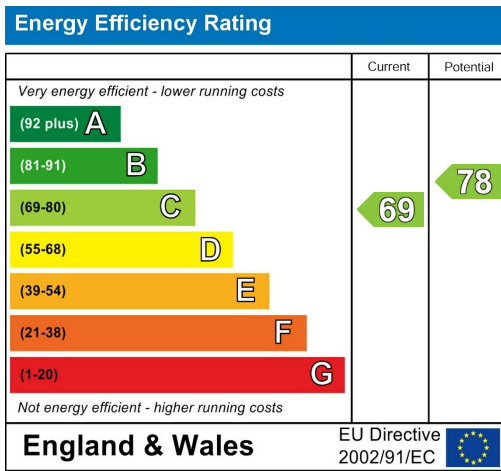
Floorplan







Energy Efficiency Graph



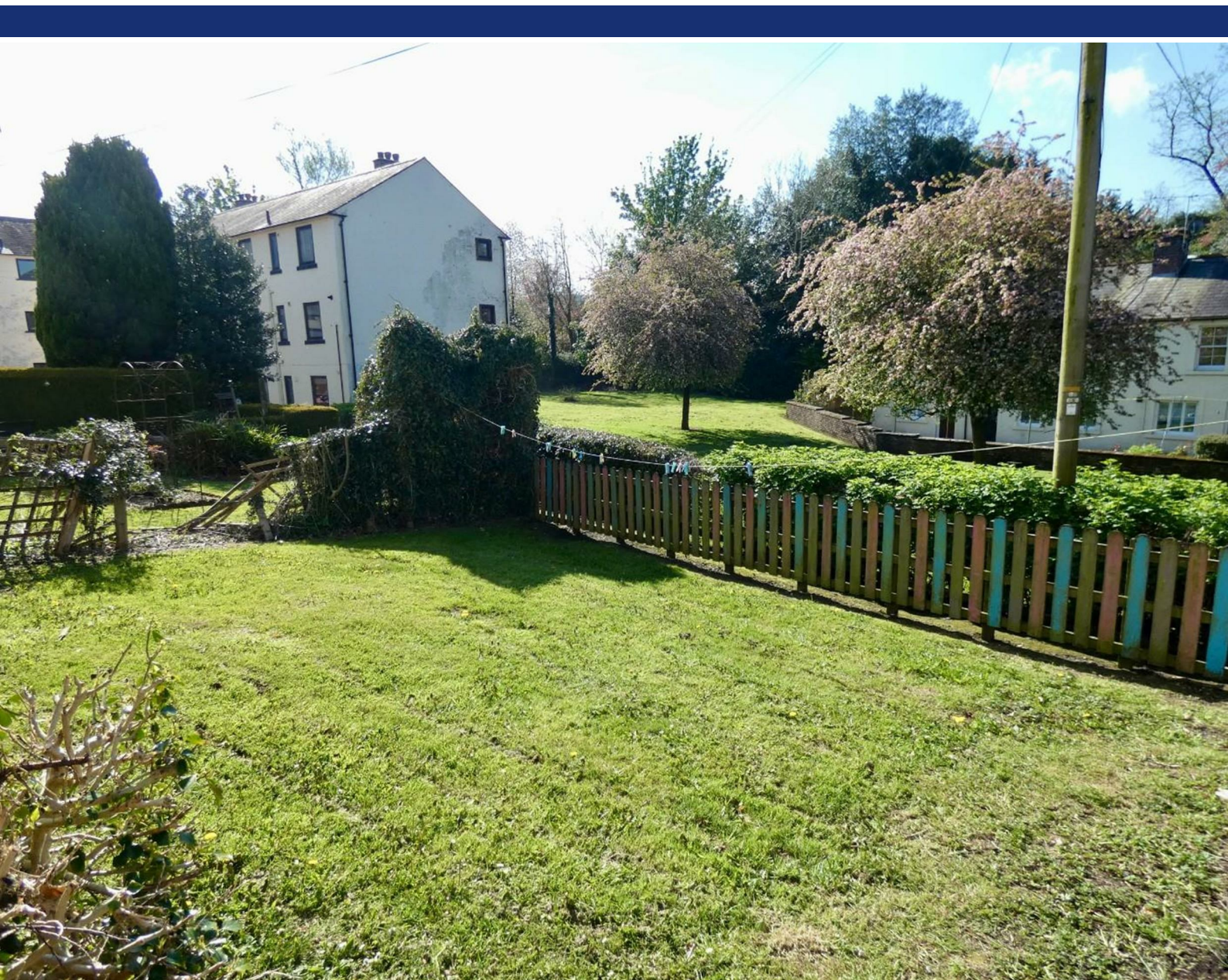
Viewing

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





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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