



Tree Road

Brampton, CA8 1TX

Guide Price £285,000



- Semi-Detached Bungalow
- Spacious Living Room with Gas Fire
- Two Double Bedrooms
- Gardens to the Front & Rear
- Gas Central Heating & Double Glazing
- Sought After Area of Brampton
- Modern Kitchen with Adjoining Conservatory
- Beautiful Three-Piece Shower Room
- Off-Road Parking & Detached Garage
- EPC - D

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Nestled in a highly sought-after area of Brampton, this beautifully presented two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. Recently enhanced with a brand-new kitchen and modern shower room, the property boasts generous living space, including a spacious lounge with gas fire and a bright conservatory overlooking the rear garden. Both bedrooms are well-proportioned doubles, while the lovely rear garden provides a wonderful outdoor retreat. Additional benefits include ample off-road parking and a detached garage for added practicality. An ideal choice for those looking to downsize or enjoy easy, low-maintenance living.

Contact Hunters today to arrange your viewing!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, kitchen, conservatory, two bedrooms and bathroom internally. Externally there is off-road parking, detached garage and gardens to the front and rear. EPC - D and Council Tax Band - C.

Tree Road is conveniently located within Brampton, between Station Road and Craw Hall, and within walking distance of the town centre. The market town boasts many amenities including doctors surgery, shops, bank, post office, public houses and both primary and secondary schools. Access to the A69 within minutes with the M6 motorway J43/J44 being within a 15 minute drive. For those who love the great outdoors, Brampton Golf Club is within a five minute drive, described as the 'Jewel of Cumbria' the 18-hole course offers a first class experience with stunning panoramic views. Furthermore, Hadrian's Wall is accessible within ten minutes and the Lake District National Park within thirty minutes. Endless hours of beautiful walks and landscapes are available on the doorstep, including Talkin Tarn which is perfect for a morning stroll.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, kitchen, two bedrooms and bathroom, radiator, loft-access point and a built-in cupboard with double doors.

LIVING ROOM

13'9" x 11'6" (4.19m x 3.51m)

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and a gas fire.

KITCHEN

13'7" x 10'5" (4.14m x 3.18m)

Modern fitted kitchen comprising a range of base, wall and drawer units with granite worksurfaces and upstands above. Integrated electric oven, gas hob, extractor unit, inset one bowl sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, under-counter lighting, recessed spotlights, radiator, double glazed window to the side aspect, internal double glazed window to the conservator and an internal door to the sunroom.

SUNROOM

13'9" x 9'4" (4.19m x 2.84m)

Double glazed windows to two sides, double glazed French doors to the patio, radiator and tiled flooring.

BEDROOM ONE

10'8" x 10'1" (3.25m x 3.07m)

Double glazed window to the rear aspect, radiator and a built-in wardrobe/cupboard with double doors.

BEDROOM TWO

12'9" x 10'8" (3.89m x 3.25m)

Double glazed window to the front aspect, radiator and an open wardrobe/cupboard area.

SHOWER ROOM

10'5" x 6'5" (3.18m x 1.96m)

Three piece suite comprising a vanity WC, vanity

wash hand basin and a walk-in shower enclosure benefitting a mains shower with rainfall shower head. Part-boarded walls, chrome towel radiator, extractor fan, illuminated mirror, obscured double glazed window and a built-in cupboard housing the wall-mounted gas boiler. Measurements to the maximum points.

EXTERNAL:

Front Garden/Driveway:

To the front of the property is a low-maintenance raised front garden area benefitting from mature shrubs and trees. Further to the front and side elevations is a block-paved driveway allowing off-road parking for multiple vehicles. Access down the side of the property to the rear garden and garage.

Rear Garden:

A lawned rear garden with mature trees and borders. A raised patio area is accessible via steps from the rear garden along with access from the sunroom.

GARAGE

15'11" x 9'8" (4.85m x 2.95m)

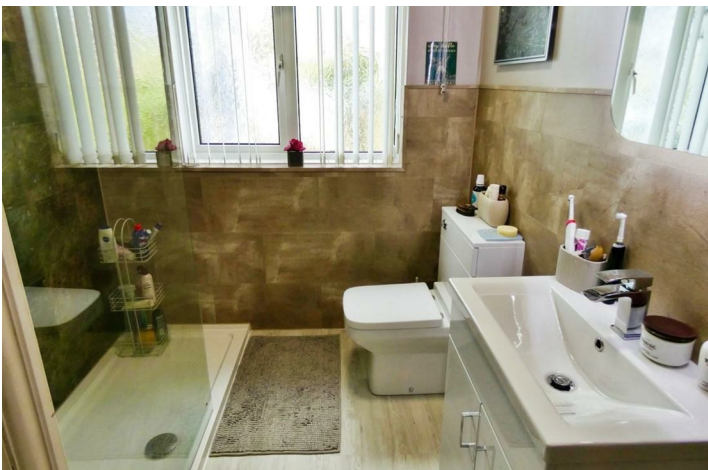
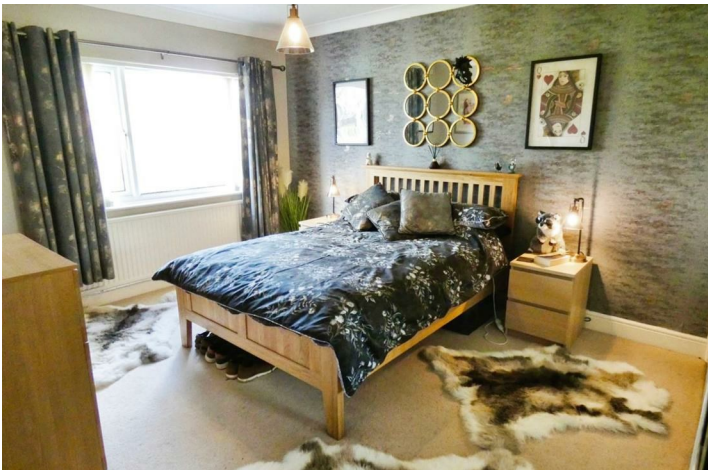
Detached single garage with double doors to the front. Ideal for workshop or storage.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - timer.sling.shield

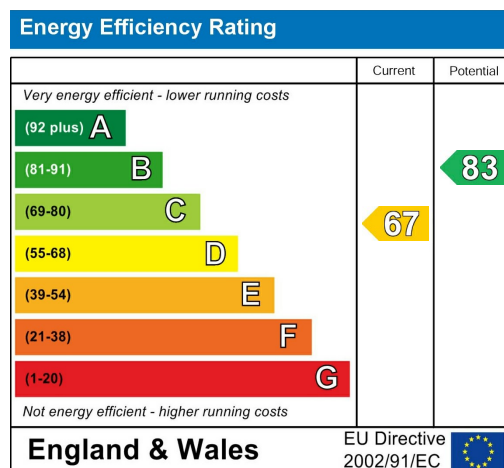
Floorplan







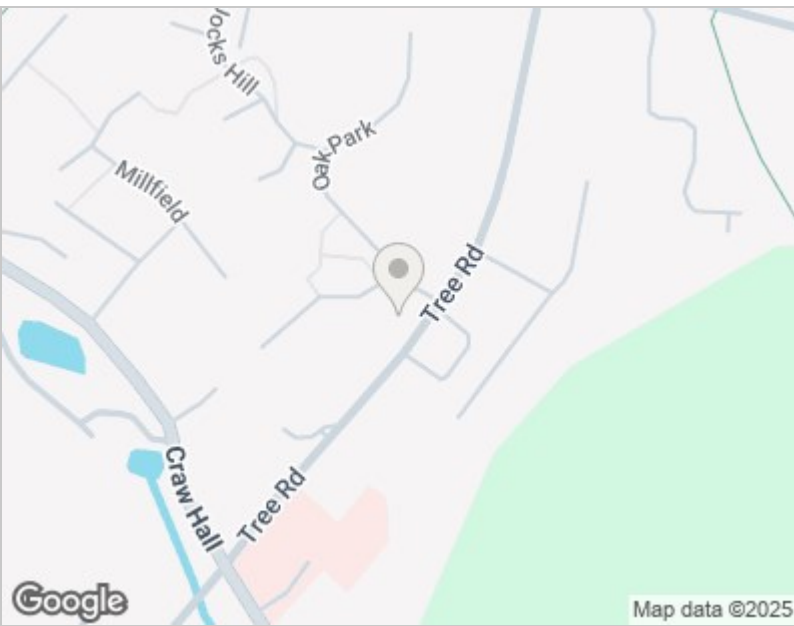
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland 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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