



## Brampton Road

Carlisle, CA3 9AX

£1,200 PCM

Deposit £1,384



- Three bed semi detached
- Newly fitted kitchen
- Gardens front and rear
- Gas central heating
- Popular north of river location

- Two receptions
- 4-piece family bathroom
- Detached garage
- EPC: 57 (D)
- Council tax band C

# Brampton Road

Carlisle, CA3 9AX

£1,200 PCM



A wonderful traditional property north of the river in a highly sought after location., This is a three bedroom semi-detached with two receptions, a newly fitted kitchen, three bedrooms and a large bathroom. The rooms to the front have attractive bays providing lots of natural light while the rooms to the rear look out to a private garden and a meadow beyond. Outside there is a long driveway providing parking for several vehicles leading to the detached garage. There is a garden laid to lawn and with mature shrubs and trees while the garden to the rear is laid with a lawn and a patio for sitting out in the evening.

Deposit £1384

Holding Deposit £276

Council Tax Band C

EPC Rating D

### Hallway

Full of natural light, this welcoming hall leads to all the ground floor accommodation and access to the first floor stairs.

### Living room

A good sized room, amply big enough for a three-piece suite, television tables and sideboards. The big bay window to the front is the main feature and privacy is provided by the mature tree in the front garden that screens the room from street view.

### Dining room

With sliding doors to the rear elevation access a patio and the rear garden.

### Kitchen

Newly fitted kitchen complete with electric oven, gas hob, extractor fan, washing machine and dishwasher. There is a breakfast bar and space for a fridge/freezer.

### First floor landing

### Bedroom One

Lovely large bedroom with a bay window to the front elevation.

### Bedroom Two

A good sized double room looking over the rear garden and the meadow beyond.

### Bedroom Three

Single bedroom, could be used as home office.

### Bathroom

Fitted with a 4-piece suite comprising of corner bath, shower cubicle, wash hand basin and WC.

## OUTSIDE

### Front garden

The property is set back from the road and fronted with a garden, mostly laid to lawn and with some mature shrubs and trees to the borders. Running alongside the house is a long block-paved driveway providing parking for several vehicles.

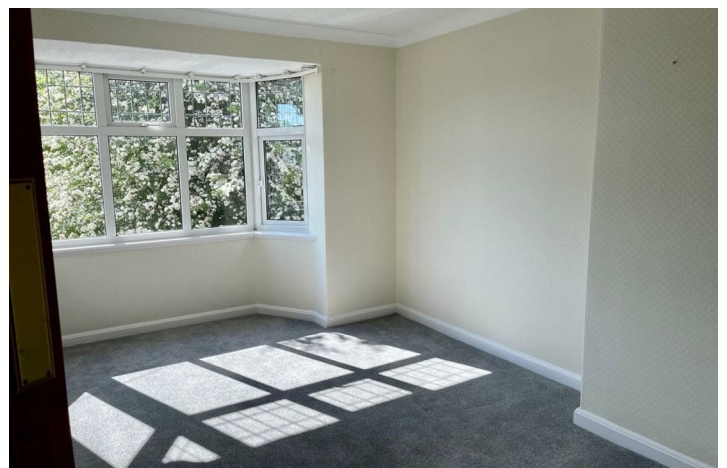
### Rear Garden

With a lawn and patio area and backing onto open fields and grassland.

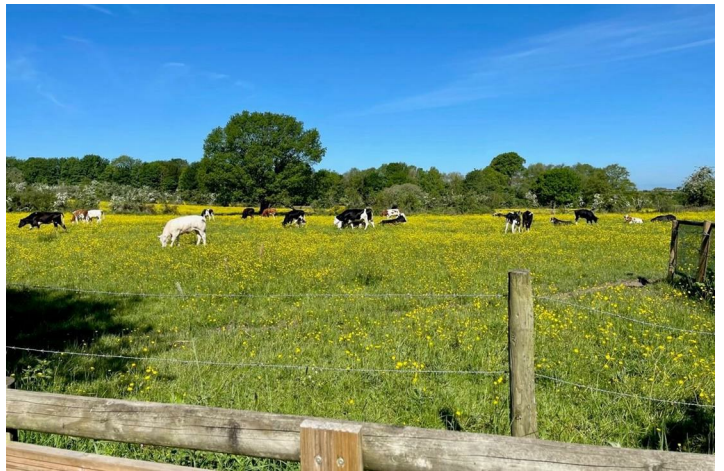
### Garage

Detached garage with double opening timber framed doors.



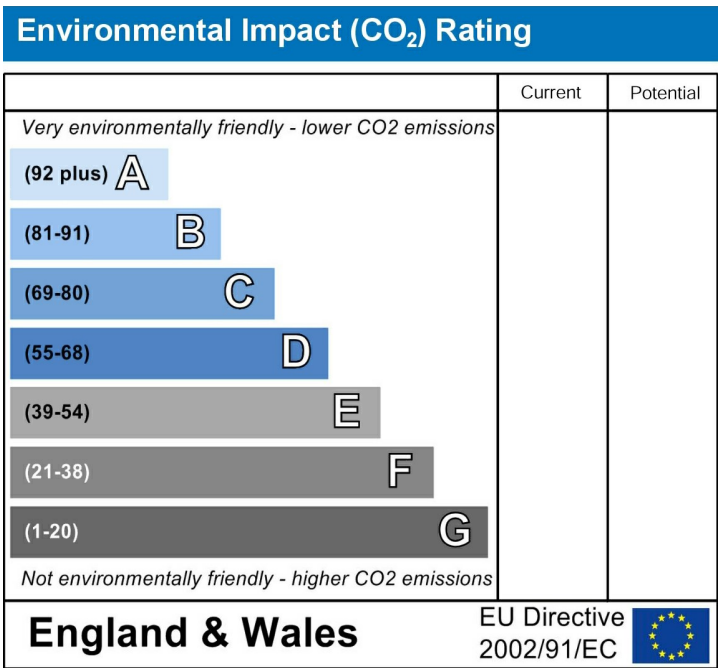
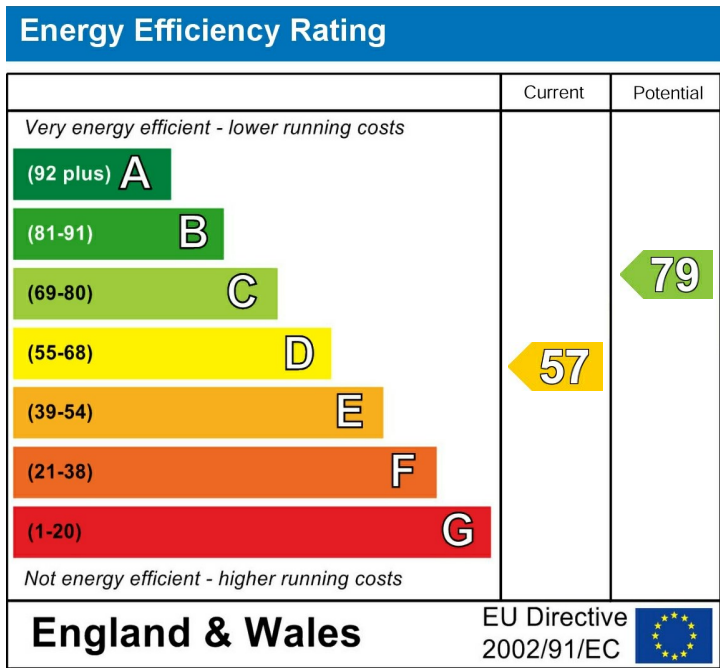








Energy Efficiency Graph



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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