



Main Street

Brampton, CA8 1RR

Guide Price £145,000



- Quietly tucked away off the main road
- 2 Double bedrooms
- Ground floor WC and first floor bathroom
- Lovely Courtyard with off road parking
- Within easy reach of Brampton town centre

- Low Maintenance and immaculately presented
- Open plan living dining room and kitchen
- Double glazing and Central heating
- No Onward Chain
- EPC Rating TBC - Council Tax Band C

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Quietly tucked away off the main road, this immaculate and low maintenance mid link house would be the perfect buy for First Time Buyers, downsizers or are you looking for a holiday let?

With No Onward Chain, the property is part of a well presented courtyard providing off street parking and is ready to move straight into.

The accommodation briefly comprises; entrance hall, WC and open plan living dining room with kitchen to the ground floor, and two double bedrooms and a bathroom to the first floor. Double glazing and central heating throughout. Viewing is highly recommended to appreciate.

Situated within walking distance of Brampton market town which boasts many amenities including doctors' surgery, shops, public houses and both primary and secondary schools. Access to the A69 within minutes and 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.

Entrance Hall

Approached through a stable door with a Radiator.

WC

Fitted WC and wash hand basin, tiled splash backs, radiator and extractor fan.

Dining Lounge

18'39" x 12'48" (5.49m x 3.66m)

2 Double glazed windows, 2 radiators and stairs leading up to the first floor.

Kitchen

7'84" x 7'76" (2.13m x 2.13m)

Fitted wall and base units, integrated gas hob and electric oven with extractor hood over, 1.5 sink and drainer, tiled splash backs, plumbing for a washing machine, radiator and under stairs storage cupboard.

FIRST FLOOR

Landing

Double glazed Velux skylight window which allows a lot of natural light, radiator and built in storage cupboard housing the combi boiler.

Bedroom 1

12'31" x 11'08" (3.66m x 3.56m)

Double glazed window and radiator.

Bedroom 2

12'28" x 7'68" (3.66m x 2.13m)

Double glazed window and radiator.

Bathroom

7'60" x 5'57" (2.13m x 1.52m)

Fitted bath with shower over, WC and wash hand basin, tiled splash backs, radiator, shaver point and double glazed Velux skylight window.

OUTSIDE

Low maintenance shared courtyard with a patio area and parking space directly outside the property.

There is an additional shared car park which can be used by the residents of Carricks Yard.

Please Note

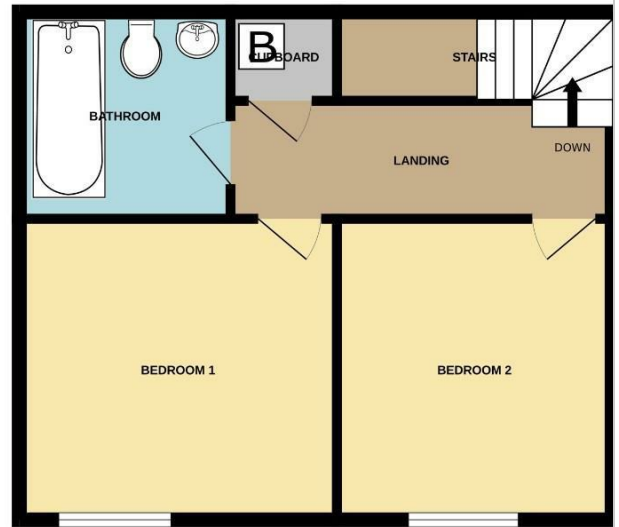
There are some annual charges to cover the cost of the communal areas and car park. Please contact the office for further information.

Floorplan

GROUND FLOOR

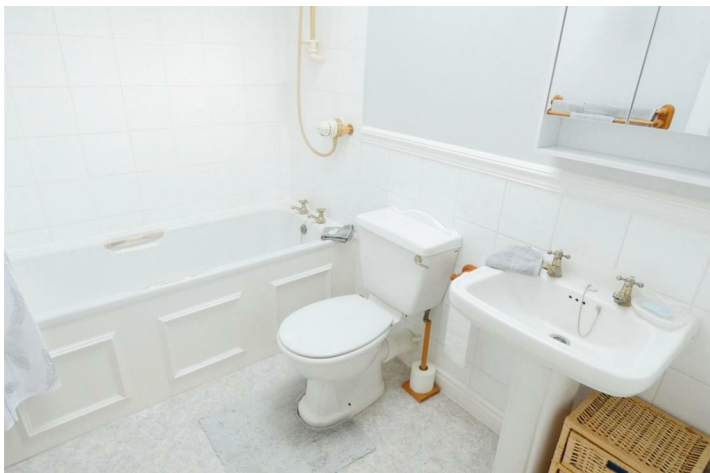


1ST FLOOR

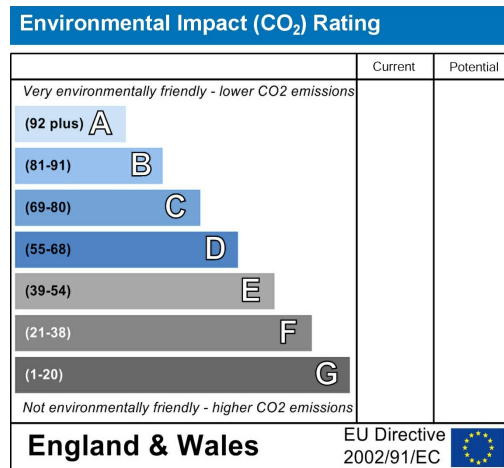
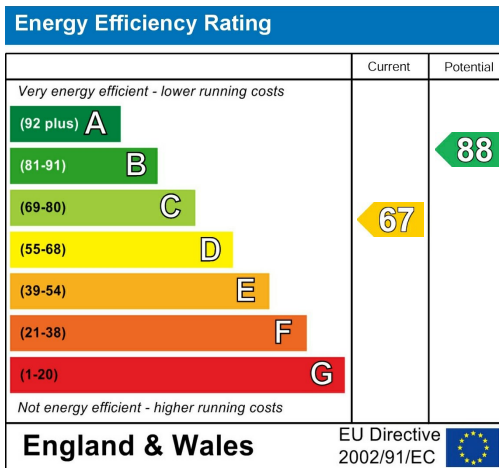


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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