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HERE TO GET *you* THERE



Berrymoor Road

Brampton, CA8 1DN

Guide Price £210,000

3 1 1 C

- No Onward Chain
- Semi-Detached Home with Three Well-Proportioned Bedrooms
- Situated in the Sought-After Market Town of Brampton
- Thoughtfully Renovated Throughout
- Contemporary Dining Kitchen & Separate Utility Room
- Spacious Front-Aspect Living Room
- Three-Piece Family Bathroom
- Block Paved Front Garden
- Rear Garden
- EPC - C

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Offered to the market with the benefit of no onward chain, this semi-detached home is situated on a generous plot, enjoying a convenient position in the sought-after Market Town of Brampton, with easy access to the Town's wide range of amenities, making it the ideal purchase for a range of buyers. The bright, welcoming entrance hallway sets the tone for this modernised, stylish home, flowing through to a spacious front-aspect living room featuring a coal fire with feature fireplace. The dining kitchen is the true heart of the home, featuring a range of contemporary base, wall and drawer units with ample worksurfaces and space for appliances, further complemented by a versatile dining space, suitable for both everyday family life and entertaining. A modern utility room further enhances the practicality of the ground floor. The utility room houses the boiler, installed in February 2026, giving the new owners additional peace of mind. The property continues to impress on the first floor, with three well-proportioned bedrooms, ideally suited to accommodate a family. A beautifully presented fully tiled three-piece family bathroom completes the first floor. Externally, the property is particularly impressive, with both an artificial front lawn and rear grassed lawn offering excellent outdoor space for al-fresco dining and family life. The rear also benefits from a paved patio, with access to the outhouse. A further practical benefit is the block-paved front garden, and adjoining outhouse with light and power supply and WC, adding to the day-to-day convenience this home offers. If you are searching for a home that blends spacious modern living with a convenient location, contact Hunters to arrange your private viewing today.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band - A.

Located moments from Brampton town centre, this charming market town offers a wide range of amenities, including a doctor's surgery, shops, a bank, post office, public houses, and both primary and secondary schools. The A69 is just minutes away, with junctions 43 and 44 of the M6 motorway reachable within a 15-minute drive. For lovers of the great outdoors, Brampton Golf Club - described as the “Jewel of Cumbria” - is only five minutes away and provides a first-class 18-hole course with stunning panoramic views. Hadrian’s Wall is accessible within ten minutes, while the Lake District National Park is just a 30-minute drive. Endless opportunities for beautiful walks and scenic landscapes are right on the doorstep, including Talkin Tarn, perfect for a peaceful morning stroll.

GROUND FLOOR:

ENTRANCE HALLWAY
Entrance door from the front, stairs leading up to first floor, internal doors to living room, dining kitchen and utility, external door to adjoining outhouse, two understairs cupboards, double glazed window to side aspect, and a radiator.

LIVING ROOM
Double glazed window to front aspect, coal fire with feature fireplace, open wall-hung shelving, two wall light fittings, and a radiator.

DINING KITCHEN
Fitted kitchen comprising a range of wall, drawer and base units, worksurfaces above, part tiled walls, space for appliances such as freestanding oven, sink with built in drainer and mixer tap, recessed spotlights, two double glazed windows to rear aspect, and a radiator.

UTILITY ROOM
Base units with worksurface above, sink with built in drainer and mixer tap, and double glazed window to rear aspect.

FIRST FLOOR:
Stairs leading up from ground floor, half landing, internal doors to three bedrooms and bathroom, loft hatch access, double glazed window to side aspect.

BEDROOM ONE
Double glazed window to front aspect, and a radiator.

BEDROOM TWO
Two double glazed windows to rear aspect, a built-in storage cupboard, and a radiator.

BEDROOM THREE
Double glazed window to front aspect, a built-in storage cupboard, and a radiator.

BATHROOM
Three-piece suite comprising WC, vanity unit with basin and storage cupboard beneath, with waterfall tap, bath with overhead mains shower supply, and waterfall taps. Fully tiled walls, obscured double glazed window to rear aspect, extractor, recessed spotlights, and a radiator.

EXTERNAL:
To the front of the property there is a large area of block paving, alongside an area of artificial lawn, with gravelled and paved border.
To the rear, there is a paved patio with gravelled border and walled boundary. Stairs leading up to grassed lawn, with fenced boundary. Paved pathway to side of property. External rear door providing access to outhouse.

ADJOINING OUTHOUSE
External doors to entrance hall, front driveway and rear garden. Light and power supply, with a WC.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///inherits.fists.snowmen

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan


3'6" x 15'0"
1.07 x 4.60 m
6'5" x 11'6"
1.97 x 3.50 m
Utility Room
5'11" x 7'3"
1.81 x 2.21 m
Dining Kitchen
14'1" x 10'10"
4.30 x 3.31 m
Entrance Hallway
6'3" x 14'10"
1.91 x 4.54 m
WC
6'5" x 3'0"
1.97 x 0.92 m
Living Room
12'9" x 11'5"
3.89 x 3.48 m
Ground Floor
Bathroom
5'3" x 8'5"
1.62 x 2.59 m
Bedroom Two
14'11" x 8'6"
4.56 x 2.62 m
Landing
6'4" x 6'1"
1.94 x 1.88 m
Bedroom One
10'10" x 13'9"
3.31 x 4.20 m
Bedroom Three
6'3" x 10'6"
1.91 x 3.22 m
E
S
N
W
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HERE TO GET you THERE
Approximate total area(1)
1005 ft²
93.4 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


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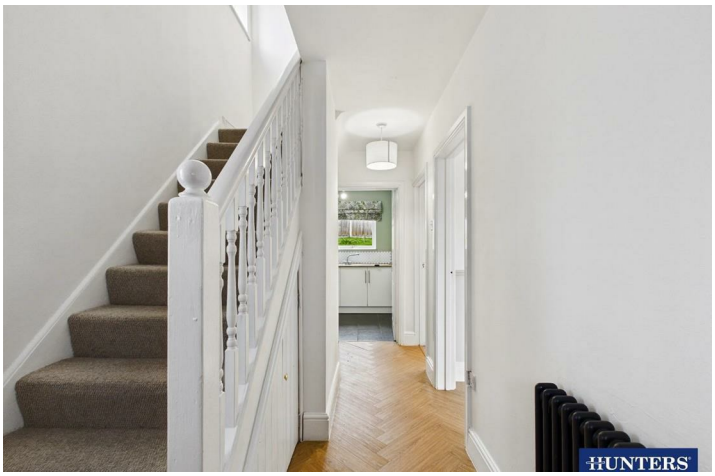

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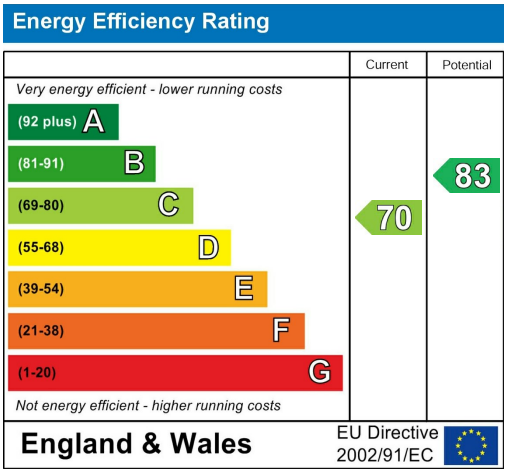


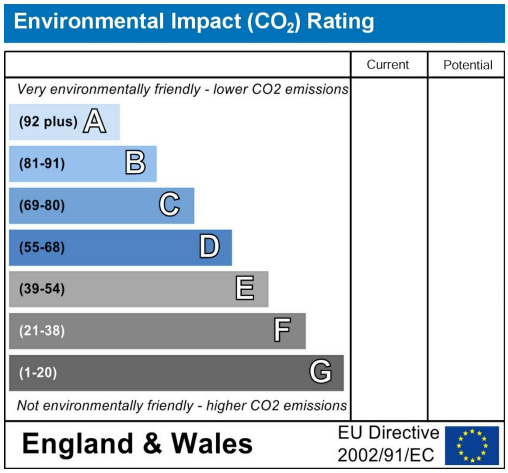

Love You





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







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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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The Property Ombudsman