Vicinity Homes

ESTATE AGENTS & VALUERS

VH

106 Brampton Road, Carlisle, CA3 9AU

Offers in the region of £375,000

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious, three double bedroom plus attic bedroom semi detached house situated in a highly sought after residential area to the North of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools, University and has excellent access to the City Centre, M6 Motorway and the Western City Bypass. The accommodation is split over three floors and briefly comprises of an entrance vestibule, generous hallway, cloakroom/WC, lounge with bay window & multi fuel stove, sitting room with french doors and a dining kitchen. To the first floor there are three double bedrooms, bathroom and stair case to the attic room. The property also benefits from double glazing, central heating, block paved on site parking for approximately four vehicles, gardens to front & rear and a garage which has been split into a store & utility room. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.

Directions

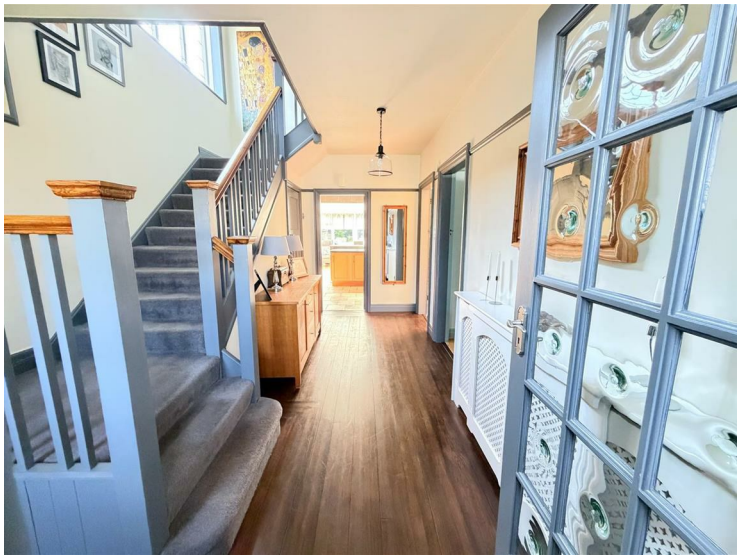
From Carlisle City Centre proceed North up Stanwix Bank, stay in the right hand lane and turn right at the traffic lights onto Brampton Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

Approached by a door to front, incorporating tiled floor.

Hallway

Incorporating a double glazed obscured window to front, radiator, wooden flooring and stairs to the first floor.



Lounge 16'5" max x 12'5" (5.009m max x 3.799m)

Incorporating a double glazed bay window to front, radiator, laminate floor and a multi fuel stove.

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Sitting Or Dining Room 12'11" x 12'6" (3.944m x 3.817m)

Incorporating double glazed french doors to rear, radiator, exposed floor boards and a feature fireplace with surround, inset and hearth.

Dining Kitchen 23'5" x 9'9" (7.155m x 2.993m)

Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a dishwasher and panelled ceiling. Laminate floor, tiled floor, three radiators, double glazed windows to rear, double glazed windows to side and door to side.

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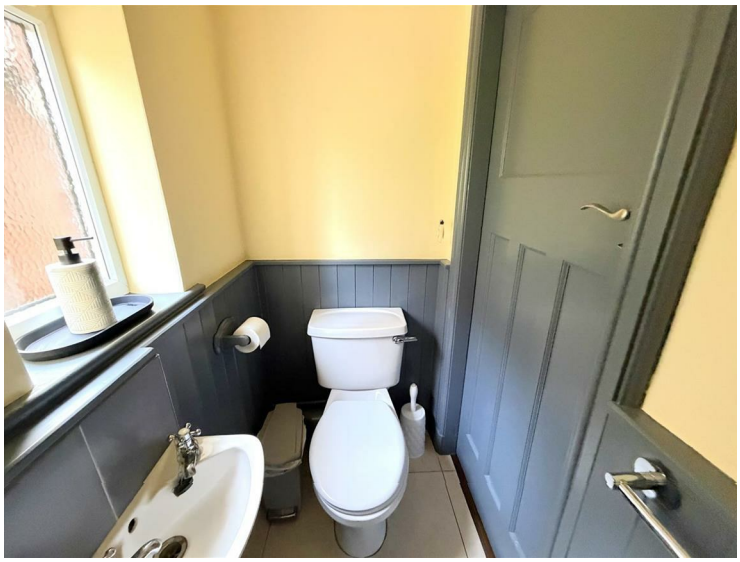
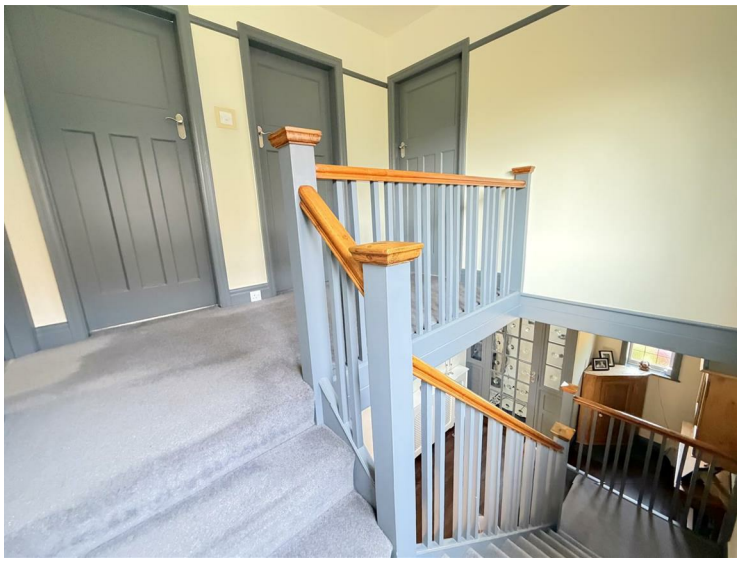
Cloakroom/WC 7'4" x 3'1" (2.242m x 0.955m)



Incorporating a wash hand basin, WC, double glazed obscured window to side, radiator, tiled floor and built in storage.

Landing



Incorporating a double glazed obscured window to side.

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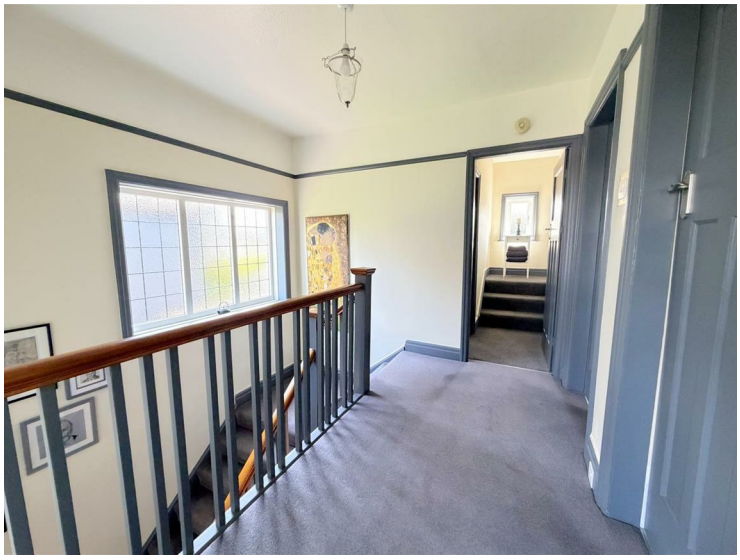


Bedroom One 16'4" x 12'5" (4.985m x 3.800m)

A double bedroom incorporating a double glazed bay window to front and a radiator.

Bedroom Two 13'0" x 12'5" max (3.964m x 3.809m max)

A double bedroom incorporating a double glazed window to rear and a radiator.

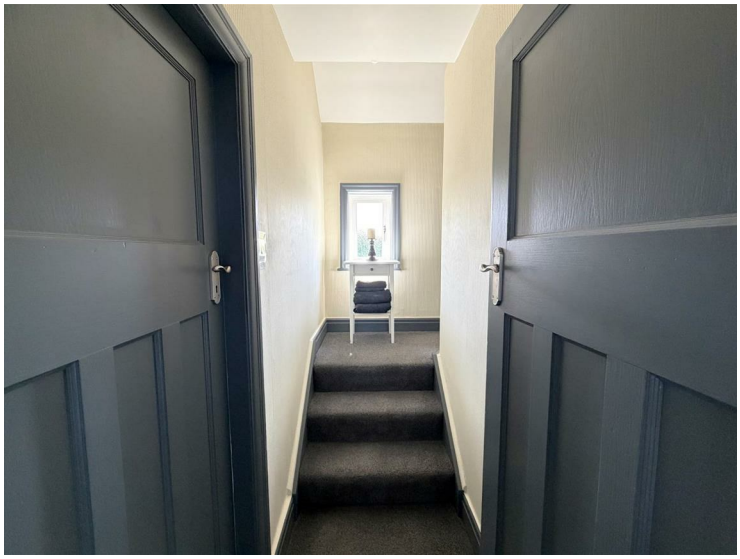
Bedroom Three 9'10" x 8'10" (3.005m x 2.702m)

A double bedroom incorporating a double glazed window to front, radiator and laminate floor.

Bathroom 8'7" x 6'5" (2.629m x 1.972m)

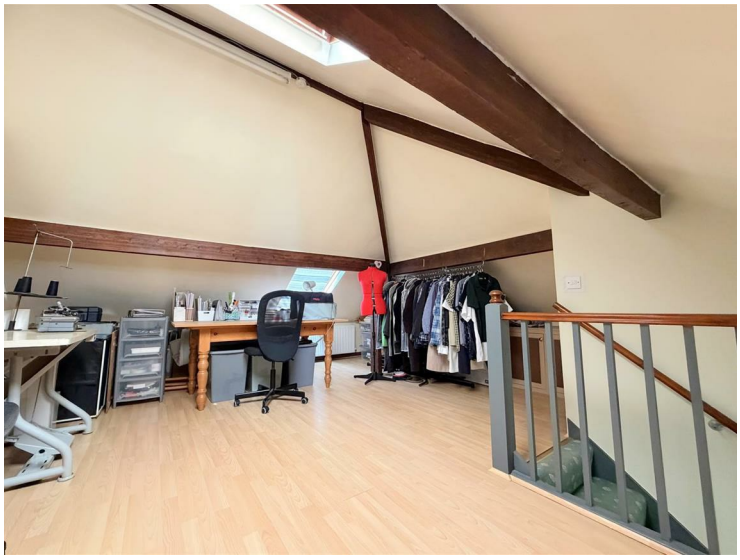
Incorporating a three piece suite comprising of a bath with waterfall shower over & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator and tiled floor.

Inner Landing

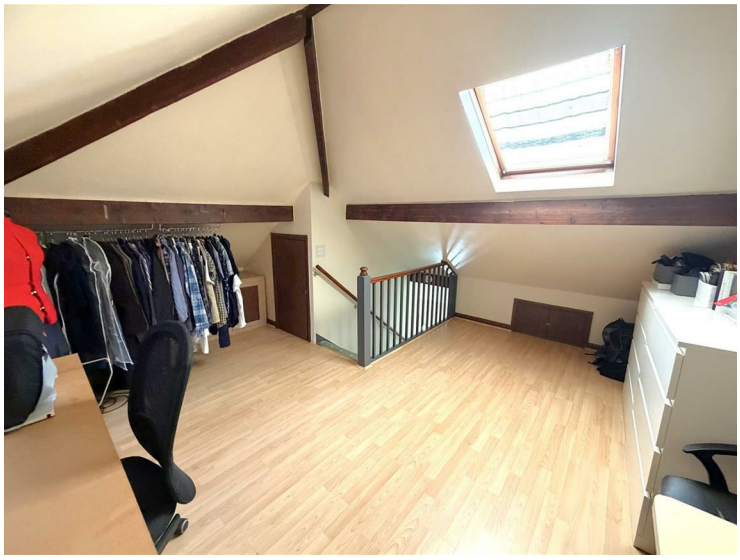


Incorporating a double glazed obscured window to rear and stairs to the attic room.

Attic Bedroom 19'0" max x 15'9" max (5.807m max x 4.819m max)



Incorporating a double glazed skylight to rear, double glazed skylight to front, radiator, laminate floor, built in storage cupboard and storage into the eaves. There is some restricted head height.



Outside

The property is approached by block paved on site parking for approximately four vehicles, lawn area and flower and shrub beds. To the rear of the property there is a good sized enclosed garden with patio seating areas, timber decked seating area, lawn area, flower and shrub beds, outside tap and gated access to the front.

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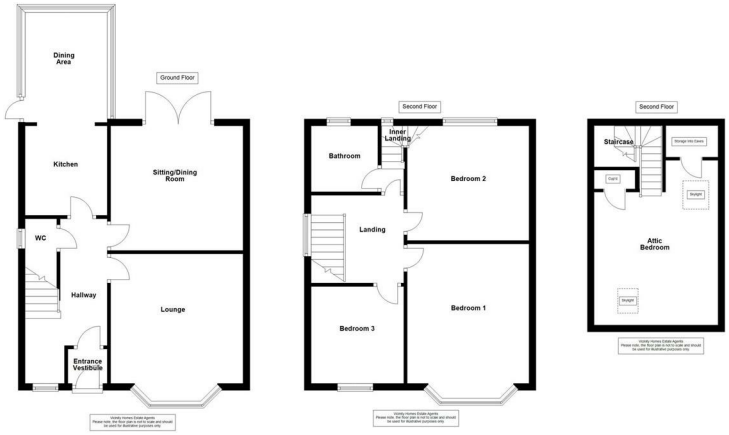
Utility Room (Previously part of the garage) 8'7" x 7'5" (2.637m x 2.269m)

Incorporating plumbing for a washing machine, work surface, space for a tumble drier, double glazed window to rear, radiator, power and lighting.

Store (Previously part of the garage) 8'10" x 8'0" (2.694m x 2.446m)

Incorporating an up and over door, power and lighting.

Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

EPC Band E

https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2997-9340-2224-1721

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection

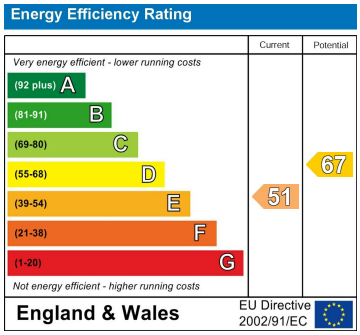
or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

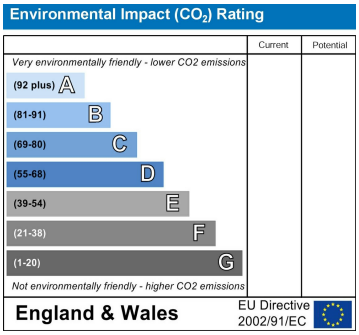
Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.





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