



## Berrymoor Road

Brampton, CA8 1DH

£145,000

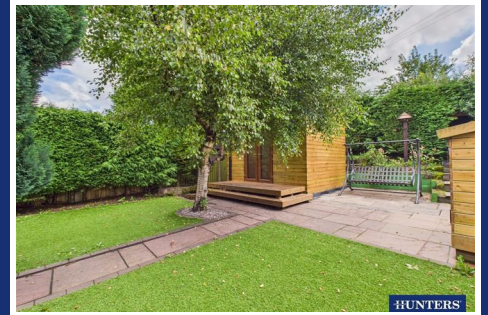


- Mid-Terraced House
- Ideal for First-Time Buyers, Young Families & Downsizers
- Large Dining Kitchen
- Shower Room with Separate WC
- Gas Central Heating & Double Glazing Throughout
- Located within a Popular Area of Brampton
- Spacious Dual-Aspect Living Room
- Three Good-Sized Bedrooms
- Landscaped Rear Garden plus Large Summerhouse
- EPC - C

# Berrymoor Road

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Contact Hunters today to schedule your viewing! NO CHAIN - This three-bedroom mid-terraced house offers a fantastic opportunity for first-time buyers, young families, and investment landlords alike, ready to move straight in with the potential to personalise and update over time. Boasting generous internal space, the home features a bright and spacious layout, complemented by a beautifully landscaped rear garden with a large summerhouse – ideal for relaxing or entertaining. Situated in a popular and well-established residential area of Brampton, the property enjoys convenient access to local amenities, schools, and transport links. Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room and dining kitchen to the ground floor with a landing, three bedrooms, shower room and WC to the first floor. Externally there are gardens to the front and rear. EPC - C and Council Tax Band - A.

Brampton is a charming market town, offering 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 HALL

Entrance door from the front, internal doors to the living room and dining kitchen, radiator, tiled flooring and stairs to the first floor landing.

### LIVING ROOM

17'11" x 10'8" (5.46m x 3.25m)

Double glazed window to the front aspect, double glazed window to the rear aspect, radiator and a gas stove.

### DINING KITCHEN

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Freestanding gas cooker, extractor unit, one and a half bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, recessed spotlights, radiator, tiled flooring, under-stairs cupboard, double glazed window to the front aspect, double glazed window to the rear aspect and an external door to the rear garden.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms, shower room and WC, radiator, storage cupboard housing the wall-mounted gas boiler, loft-access point and a double glazed window to the rear aspect.

### BEDROOM ONE

12'0" x 10'0" (3.66m x 3.05m)

Double glazed window to the front aspect, radiator and a storage cupboard.

### BEDROOM TWO

10'8" x 9'7" (3.25m x 2.92m)

Double glazed window to the front aspect and a radiator.

### BEDROOM THREE

7'11" x 7'5" (2.41m x 2.26m)

Double glazed window to the rear aspect and a radiator.

## SHOWER ROOM

Two piece suite comprising a pedestal wash basin and shower enclosure benefitting a mains shower with rainfall shower head. Fully-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

## WC

4'11" x 2'5" (1.50m x 0.74m)

WC, recessed spotlights, tiled flooring, radiator and an obscured double glazed window.

## EXTERNAL:

### Front Garden:

To the front of the property is an established garden of shrubs and flowers and a block-paved hardstanding area which could accommodate parking for one vehicle. (Please note, the kerb has not been dropped)

### Rear Garden:

To the rear of the property is a generous garden including an area of artificial lawn, mature trees and hedging, paved seating area, large summerhouse with decking, and an external cold water tap.

## WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - pronouns.water.radically

## Please Note

The property is subject to a right of way which is no longer in use.

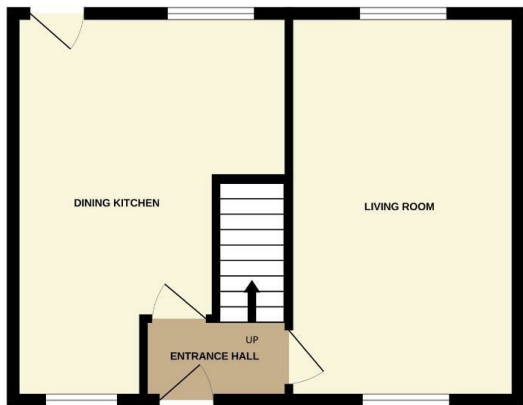
Call the office for more info

## AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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

GROUND FLOOR



1ST FLOOR



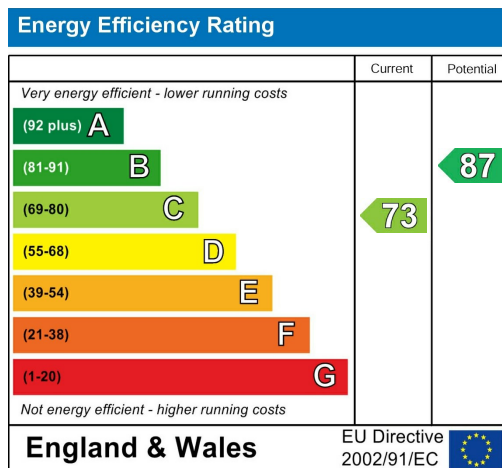
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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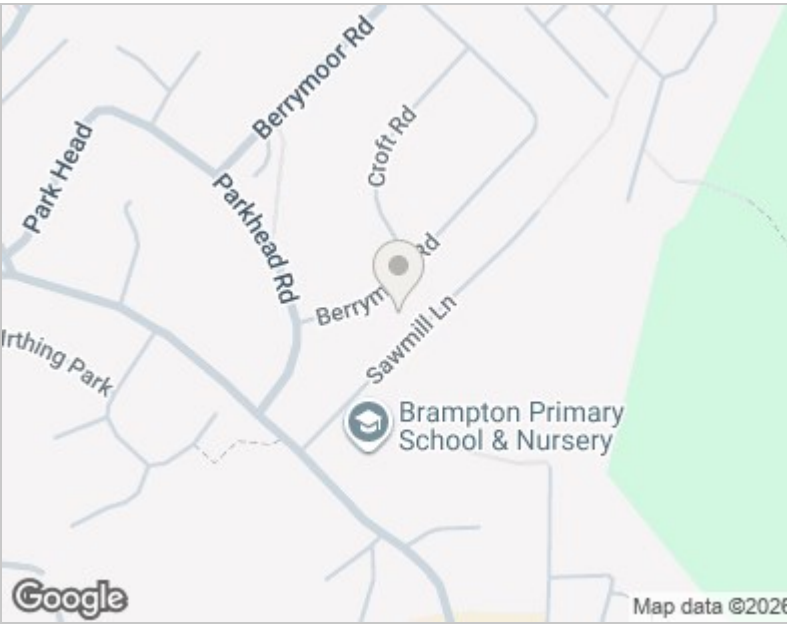
## Energy Efficiency Graph



## 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



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249



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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