



## Parkhead Road

Brampton, CA8 1DF

Guide Price £240,000



- Extended Semi-Detached House
- Outstanding Dining Kitchen with Adjoining Utility Room
- Three First-Floor Bedrooms
- Four-Piece Family Bathroom plus Ground Floor WC/Cloakroom
- Off-Street Parking for Two Vehicles

- Perfectly Modernised & Versatile Accommodation
- Spacious Living Room with Gas Fire
- Versatile Second Reception, Fourth Bedroom or Office to the Ground Floor
- Landscaped & Enclosed Rear Garden with Large Shed
- EPC - D

# Parkhead Road

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This three/four-bedroom semi-detached property is an absolute dream family home, situated conveniently within Brampton and offered in immaculate, move-in condition. Extended to the rear to create a beautiful dining kitchen with an adjoining utility room, the home delivers excellent practicality for everyday living. For more formal occasions, the lovely living room provides an ideal space, complemented by a versatile second reception room, fourth bedroom or office, on the ground floor. Upstairs, there are three good-sized bedrooms along with a contemporary family bathroom. Outside, the rear garden has been thoughtfully landscaped to include a raised lawn, a paved seating area, and a large garden shed suitable for hobbies, a workshop, or general storage. With ample off-street parking to the front and side, this property offers everything a family home could require. Contact Hunters today to schedule your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - B.

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 HALL

Entrance door from the front with obscured double glazed size panel windows, internal doors to the living room and reception two/bedroom four, and stairs to the first floor landing.

### LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with gas fire, and double doors to the dining kitchen.

### DINING KITCHEN

Kitchen Area:

Contemporary fitted kitchen with breakfast bar peninsula, comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric double oven, five-ring electric hob, extractor unit, space and plumbing for a dishwasher, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, under-counter lighting, internal door to the utility room, and a double glazed window to the rear aspect.

Dining Area:

Double glazed sliding patio doors to the rear garden, recessed spotlights, and a radiator.

### UTILITY ROOM

Fitted base and wall units with matching worksurfaces and upstands above. Space and plumbing for a washing machine, recessed spotlights, radiator, built-in cupboard housing the wall-mounted gas boiler, under-stairs cupboard with lighting internally, internal door to the WC/cloakroom, and an external door to the side elevation/driveway.

### WC/CLOAKROOM

Two piece suite comprising a WC and vanity unit with wash hand basin. Tiled splashback, radiator, recessed spotlight, and an extractor fan.

### RECEPTION TWO/BEDROOM FOUR/OFFICE

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

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, radiator, loft-access point, and a double glazed window to the rear aspect.

### BEDROOM ONE

Double glazed window to the front aspect, radiator, and a built-in wardrobe/cupboard.

### BEDROOM TWO

Double glazed window to the front aspect, radiator, and an over-stairs cupboard.

### BEDROOM THREE

Double glazed window to the rear aspect, and a radiator.

### FAMILY BATHROOM

Four piece suite comprising a vanity unit with WC and wash basin, bathtub with hand shower attachment, and a shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-boarded walls, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

### EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden, along with a driveway allowing off-street parking for two vehicles. A secure gate provides access to the side elevation which could be utilised as limited further parking. A gate and pathway provides access down the side elevation to the utility room access door and rear garden.

Rear Garden:

To the rear of the property is an enclosed garden, complete with paved seating area and lawn. Additionally, the rear garden benefits a large shed with power and lighting, and an external cold water tap.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - dummy.coconut.walking

### 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



Floor 1



Approximate total area<sup>®</sup>  
 1039 ft<sup>2</sup>  
 96.5 m<sup>2</sup>

Reduced headroom  
 2 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

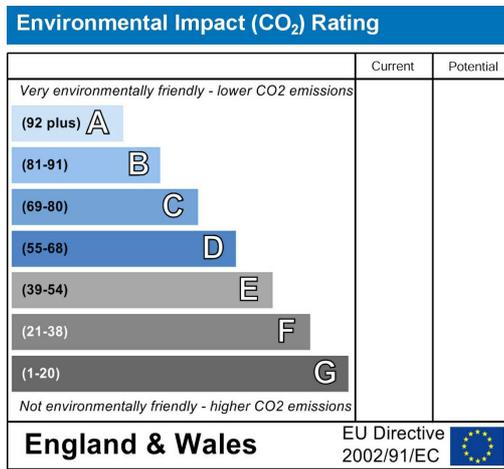
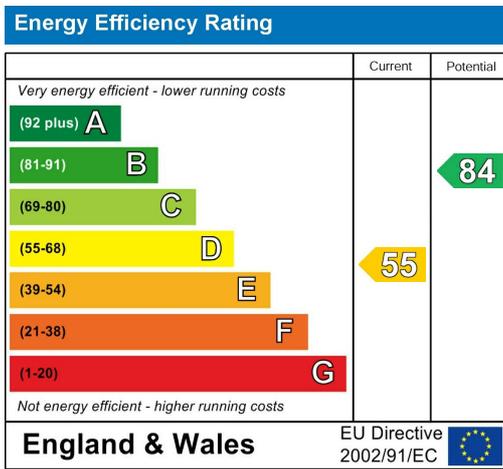
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### Energy Efficiency Graph

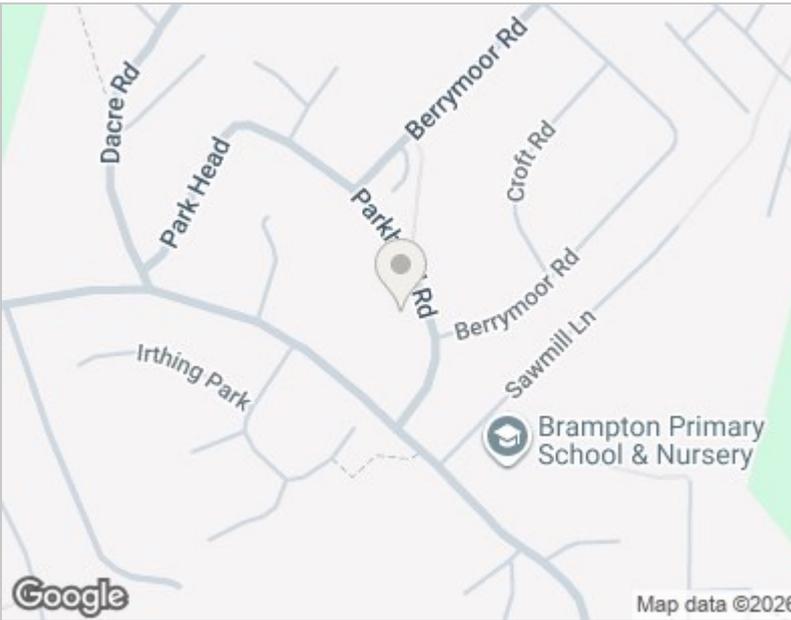


### Viewing

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



**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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