



Greencroft

Brampton, CA8 1AX

Guide Price £230,000



- No Onward Chain
- Excellent Potential to Personalise
- Upgraded Kitchen & Separate Utility Room/WC
- Bathroom with Separate WC
- Resin-Bound Driveway for Two Vehicles plus Large Garage
- Semi-Detached Home Located in a Sought-After Brampton Location
- Light-Filled Open-Plan Living and Dining Room
- Three Well-Proportioned Bedrooms
- Generous Front & Rear Gardens, Ideal for Family Life & Enjoyment
- EPC - C

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NO CHAIN – Positioned within a sought-after area of Brampton, moments from William Howard School and the town centre, this three-bedroom semi-detached home with a garage represents an excellent opportunity for those seeking a property with huge potential. An ideal home for first-time buyers, young & growing families, or investment landlords, the property is offered to the market in a lovingly cared-for condition and provides generous accommodation throughout, with excellent scope to add more space if required. The ground floor layout flows seamlessly, with an open-plan living and dining room creating a superb space for day-to-day living and entertaining, complemented further by an upgraded kitchen. To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the home is enhanced by a large garage with an adjoining utility room/WC, an attractive resin-bound driveway providing ample off-road parking to the front, and generous gardens offering plenty of scope for landscaping or future development. With its fantastic location, versatile layout, and clear potential to personalise, this home is ready for its next chapter, and an early viewing is highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining room and kitchen to the ground floor with a landing, three bedrooms, bathroom and WC to the first floor. Externally there is off-street parking, garage, utility room/WC and gardens to the front and rear. EPC - C 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 an obscured double glazed side panel window, radiator, internal door to the living room, stairs to the first floor landing and a built-in cupboard housing the wall-mounted gas boiler.

LIVING ROOM

Double glazed window to the front aspect, radiator, gas fire and an opening to the dining room.

DINING ROOM

Double glazed window to the rear aspect, radiator and an internal door to the kitchen.

KITCHEN

Fitted Kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric double oven with grill, gas hob, extractor unit, integrated under-counter fridge, integrated under-counter freezer, one and a half bowl sink with mixer tap, plinth fan heater, under-stairs cupboard, external door to the side passage and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms, bathroom and WC, loft-access point, built-in cupboard and an obscured double glazed window.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

Two piece suite comprising a vanity unit with wash basin and a bath with mains shower over. Part-tiled walls with boarding around the shower, radiator and an obscured double glazed window.

WC

WC, fully-tiled walls and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden with flowerbeds, along with an attractive resin-bound gravel driveway which accommodated parking for two vehicles. Access from the driveway into the garage, along with gate to the side passage and the front entrance door.

Rear Garden:

To the rear of the property is a generous garden, including a gravelled seating area, lawned garden with mature borders and an area of wild garden which has established trees and shrubs within. Further to the rear elevation is an external cold water tap. The sheltered side passageway runs between the property and the garage/utility, allowing access from the front driveway to the rear garden.

GARAGE

Manual up and over garage door, pedestrian access door, power and lighting.

UTILITY ROOM/WC

Entrance door from the side passage, fitted worksurface, space for a tumble drier, space for a under-counter appliance, space for a fridge freezer, WC, vanity unit with wash hand basin, extractor fan, tiled flooring, obscured double glazed window and a double glazed window to the rear aspect.

WHAT3WORDS:

For the location of this property, please visit the [W h a t 3 W o r d s A p p a n d e n t e r](https://what3words.com/app/and/enter) - promoting.noticing.animated

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.

PLEASE NOTE:

The property title is currently unregistered.

Floorplan





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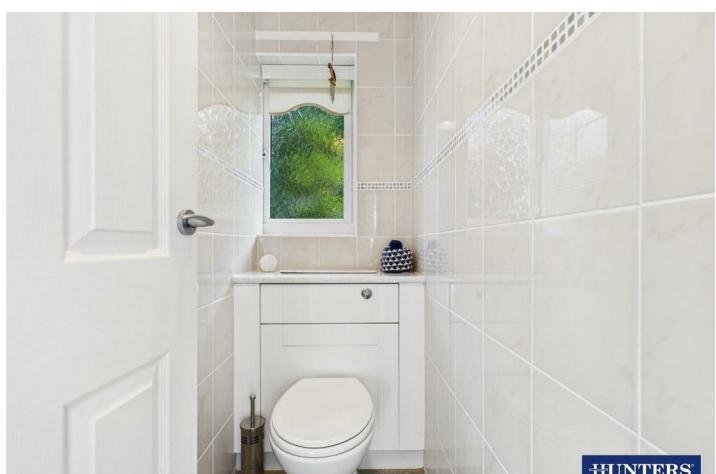
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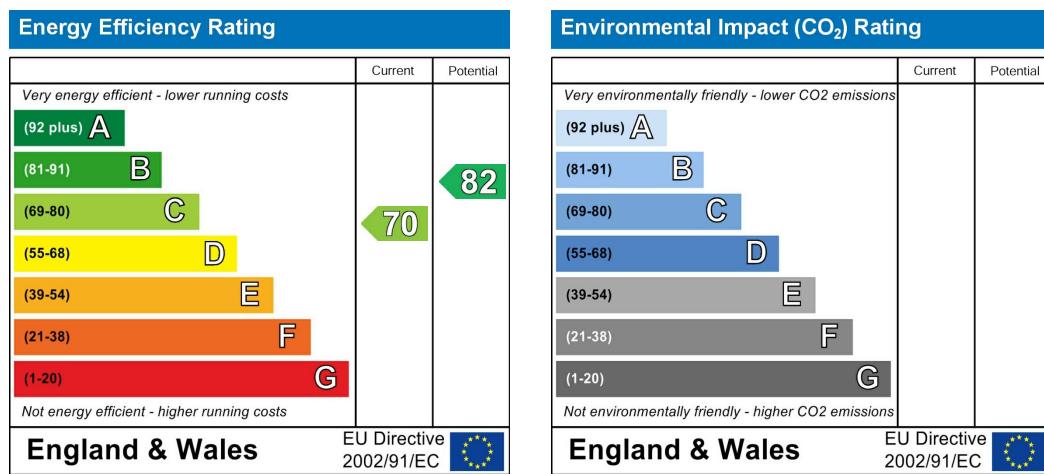


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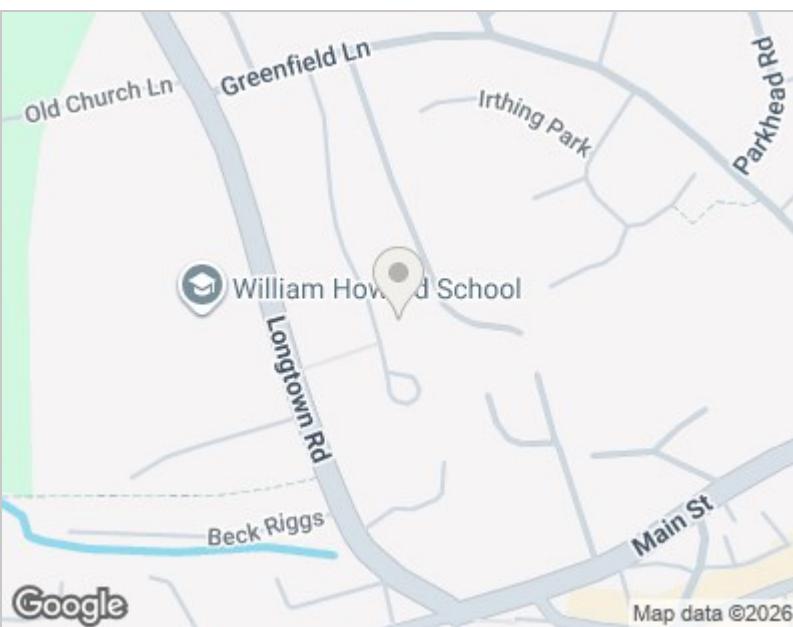
Energy Efficiency Graph



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



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