

Cumbrian Properties

26 Beck Riggs, Brampton



Price Region £300,000

EPC-C

Extended detached property | Quiet location
1 reception | 4 bedrooms | 2 bathrooms | Immaculately presented
Low maintenance gardens | Parking for multiple vehicles

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This four bedroom, two bathroom, extended detached property offers low maintenance gardens, parking for multiple vehicles and is situated in a quiet cul-de-sac location close to the amenities of Brampton. The property is immaculately presented throughout with high-end finishes and comprises a welcoming entrance hall with ground floor cloakroom, a spacious lounge with cosy log burning stove, ceiling spotlights and French doors leading out to the rear garden, 21' dining kitchen providing the hub of the home with plenty of space for table and chairs and TV area along with a separate utility. To the first floor there are three double bedrooms with a stylish en-suite shower room to the master, single bedroom and a three piece family bathroom. Externally, to the front of the property there is a lawned garden and block paved driveway providing off-street parking for 3-4 vehicles. To the rear of the property is a low maintenance tiered garden incorporating lawn and gravelled seating areas along with log store and garden shed. This spacious property makes an ideal family home and is situated within easy walking distance of the local primary and secondary schools, shops, doctors and cafes, and with good transport links into Carlisle, Newcastle and the M6.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into the entrance hall.

ENTRANCE HALL Column radiator, tile effect flooring, ceiling spotlights, coving to the ceiling, staircase to the first floor, understairs storage and doors leading through to the dining kitchen and ground floor cloakroom.

GROUND FLOOR CLOAKROOM Two piece suite comprising vanity unit wash hand basin and WC. Partially tiled feature wall, column radiator, frosted window, coving to the ceiling and tile effect flooring.



ENTRANCE HALL



CLOAKROOM

DINING KITCHEN (21' max x 15'9 max) Fitted kitchen incorporating wood effect worktops, electric oven and four burner gas hob with extractor hood above, plumbing and space for dishwasher, sink unit with mixer tap, integrated wine cooler. Tiled splashbacks, column radiator, double glazed French doors leading out to the rear garden, double glazed window to the front, ceiling spotlights, coving to the ceiling, wood effect flooring and doors leading through to the lounge and utility.

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DINING KITCHEN

UTILITY Plumbing and space for a washing machine and tumble dryer, cupboard housing the Baxi combi-boiler, ceiling spotlights, partially wood-panelled wall, wood effect flooring, cast radiator, double glazed window and UPVC door leading out to the rear garden.



UTILITY

LOUNGE (20' max x 11'3 max) Log burning stove, double glazed French doors leading out to the rear garden, double glazed window to the front, ceiling spotlights, coving to the ceiling and radiator.

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LOUNGE

FIRST FLOOR

LANDING Double glazed window, loft access and doors to all bedrooms and bathroom.



LANDING

MASTER BEDROOM (12' max x 10' max) Double glazed window to the rear, radiator, coving to the ceiling and door to the en-suite.

EN-SUITE (6' max x 5' max) Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Fully tiled walls, wood effect flooring, ceiling spotlights, frosted glazed window and heated towel rail.

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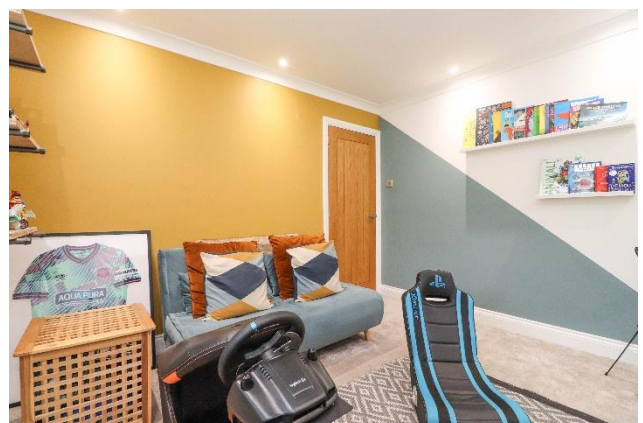


MASTER BEDROOM & EN-SUITE

BEDROOM 2 (10'8 x 10'5) Double glazed window to the rear, radiator, ceiling spotlights, coving to the ceiling and fitted storage.



BEDROOM 3 (10'5 max x 8' max) Fitted wardrobes, double glazed window to the front, radiator and coving to the ceiling.



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BEDROOM 4 (12'8 max x 7' max) Double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 4

BATHROOM (8'7 x 4'6) Three piece suite comprising rainfall shower over panelled bath, wash hand basin and WC. Partially tiled walls, heated towel rail, ceiling spotlights, frosted glazed window and wood effect flooring.



BATHROOM

OUTSIDE To the rear of the property there is a low maintenance tiered garden split over two levels incorporating a raised lawned seating area with garden shed and lower gravelled garden with log store and pedestrian access leading to the front of the property. To the front of the property there is a lawned garden along with block paved driveway providing off-street parking for up to 4 vehicles.



REAR OF THE PROPERTY & GARDEN

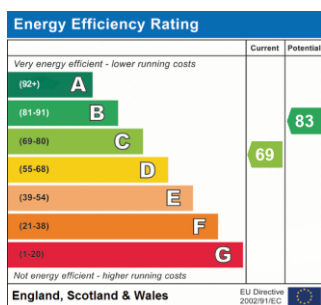
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REAR GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band D.



NOTE 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 or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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