

# Cumbrian Properties

11 Brampton Road, Stanwix



**Price Region £185,000**

**EPC-D**

Mid-terraced property | Fantastic park views  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Rear yard | Stone's throw to Rickerby Park & River Eden

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2/ 11 BRAMPTON ROAD, STANWIX, CARLISLE

This spacious, four bedroom, two bathroom, two reception room, mid-terraced property situated in Stanwix to the north of the city within a stone's throw of Rickerby Park and the River Eden. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge, sitting room, spacious fitted kitchen, utility room, inner hall and ground floor shower room. To the first floor there are three double bedrooms, single bedroom and an additional shower room. Low maintenance, enclosed rear yard and residents permit parking to the front of the property. The property enjoys fantastic views over Rickerby Park and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Radiator and staircase to the first floor. Doors to lounge, sitting room and inner hall.



ENTRANCE HALL

**LOUNGE (15' x 13'3)** UPVC double glazed windows to the front, radiator and built-in cupboards.



LOUNGE

**SITTING ROOM (13' x 10'7)** UPVC double glazed window to the front, radiator and built-in cupboards.

3/ 11 BRAMPTON ROAD, STANWIX, CARLISLE



SITTING ROOM

**KITCHEN (15' x 13'3)** Fitted kitchen incorporating an electric oven and grill, four ring gas hob with extractor hood above, sink with mixer tap, plumbing for washing machine and dishwasher. Tile effect vinyl flooring, radiator, UPVC double glazed window and UPVC double glazed frosted door to the rear. Doors to utility room and rear yard.



KITCHEN

**UTILITY ROOM (6' x 3'9)** Wood effect vinyl flooring, boiler and UPVC double glazed frosted window to the rear.

**INNER HALL** Door to shower room.

**SHOWER ROOM (9'7 x 9')** Three piece suite comprising walk-in shower unit, WC and wash hand basin. UPVC double glazed frosted window to the rear and radiator.



4/ 11 BRAMPTON ROAD, STANWIX, CARLISLE

**FIRST FLOOR**

**LANDING** Doors to bedrooms and shower room.

**BEDROOM 1 (15' x 13')** UPVC double glazed window to the front, radiator, built-in wardrobe and cupboards.



BEDROOM 1

**BEDROOM 2 (13'3 x 10'4)** UPVC double glazed window to the front, radiator and built-in storage cupboard.



BEDROOM 2

**BEDROOM 3 (15' x 13')** UPVC double glazed window to the rear, built-in wardrobe and cupboards.



BEDROOM 3



5/ 11 BRAMPTON ROAD, STANWIX, CARLISLE

**BEDROOM 4 (14' x 7'7)** UPVC double glazed windows to the rear and radiator.



BEDROOM 4

**SHOWER ROOM (10'6 x 5'8)** Three piece suite comprising WC, wash hand basin and walk-in shower unit. Radiator.



SHOWER ROOM

**OUTSIDE** Low maintenance, enclosed rear yard with gated access to the side lane. Residents permit parking is available to the front of the property.



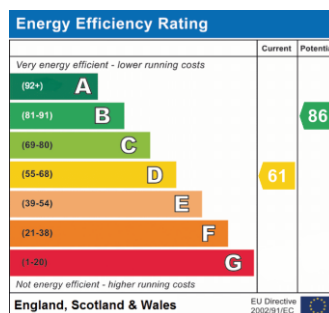
REAR YARD

6/ 11 BRAMPTON ROAD, STANWIX, CARLISLE

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band C.

**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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our Carlisle office

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**255**

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our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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