

PFK

1 Oak Park, Brampton, Cumbria CA8 1TP

Guide Price: £250,000





LOCATION

Brampton benefits from great accessibility, located on the A69 between Carlisle and Newcastle (east to west) which leads to routes both north and south. A railway station on the Carlisle to Newcastle line can also be found just outside the town. A thriving market town, with a great range of amenities including shops, pubs, restaurants, supermarket, doctors and schools.

PROPERTY DESCRIPTION

This detached bungalow is in a desirable location, just a 10 minute stroll to the centre of the thriving market town of Brampton.

With driveway parking and wrap around low maintenance gardens this lovely home sits beautifully in it's plot and benefits from gas central heating and double glazing throughout. There are two double bedrooms both with fitted wardrobes, a modern bathroom with large airing cupboard and the kitchen benefits from a huge pantry plus a separate utility room. The main living space is a lovely figure of eight style, open plan triple aspect room with a door leading out to a covered patio seating area and also double doors leading into the lovely conservatory.

ACCOMMODATION

Entrance

Accessed via the external covered porch with PVCu glazed door and side panel leading into the hallway.

Hallway

With radiator, loft access hatch (the loft is boarded in the central portion over the two bedrooms) coving and doors off to:

Bedroom 1

3.39m x 3.23m (11' 1" x 10' 7")

With coving, radiator, dual aspect double glazed windows to the front and side, built-in storage wardrobes and top boxes.

Bedroom 2

2.88m x 2.71m (9' 5" x 8' 11")

Coving, radiator, double glazed window to the rear elevation and built-in wardrobe.

Bathroom

2.35m x 1.77m (7' 9" x 5' 10")

With tiled floor, suite comprising shower over bath, W.C. and wash-hand basin inset in vanity unit, double glazed window to the rear aspect, extractor fan, inset spotlights, stainless steel ladder radiator and door off to the tank/airing cupboard.

Lounge Diner

Open plan figure-of-eight style lounge-diner.

Lounge Area

5.38m x 3.98m (17' 8" x 13' 1")

Triple aspect room with four double glazed windows to the front and side aspects and double glazed door to a further cupboard, patio area to the garden, coving, brick fireplace, gas fire, radiator.

Dining Area

3.47m x 3.03m (11' 5" x 9' 11")

Double glazed window to the front aspect, coving, radiator, double doors into the conservatory and door into the kitchen.

Conservatory

3.88m x 3.30m (12' 9" x 10' 10")

With wall mounted electric heater.

Kitchen

3.56m x 2.40m (11' 8" x 7' 10")

Dual aspect double glazed windows to the side and rear. Tiled floor, fitted with creak wall and base units, tiled splash-backs, laminated worktops, stainless steel round sink and round drainer unit with mixer tap, free-standing gas oven and grill, stainless steel chimney extractor over, radiator, door leading into the pantry which is shelved for storage, door leading into the utility room.

Utility Room

1.65m x 1.47m (5' 5" x 4' 10")

With floor mounted gas boiler, wall and base units, space and plumbing for washing machine, stable style split wooden door with glazed top panel leading out to the rear garden.

EXTERNALLY

Gardens and Parking

To the front of the property there is a block paved driveway leading to the garage with up-and-over door. The front garden is mainly laid to lawn with mature trees and shrubs which leads round the side of the conservatory to the back which has a patio garden and raised beds, pedestrian access path all way around the property and to the garage.

Garage

5.64m x 2.84m (18' 6" x 9' 4")

With power, light and loft access hatch and pedestrian door to the rear.

ADDITIONAL INFORMATION

EPC & Tenure

EPC rating D

Tenure - Freehold

Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

SERVICES

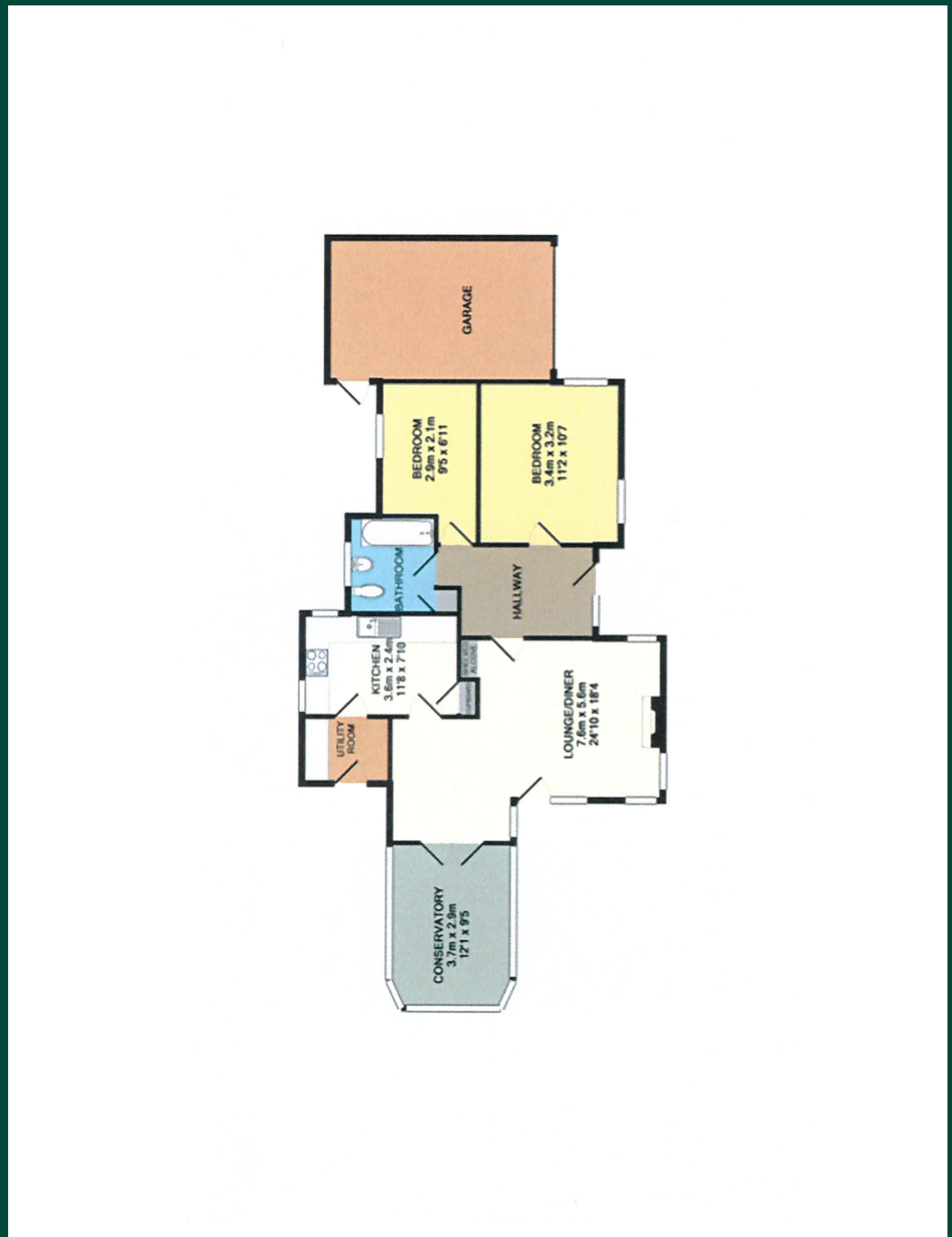
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Carlisle office, 01228 558 666.

Directions: 1 Oak Park can be located with the postcode CA8 1TP and identified by a PFK For Sale board. Alternatively by using What3Words: ///briefing.polishing.colder





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	