

Cumbrian Properties

10 Berrymoor Road, Brampton



Price Region £145,000

EPC-C

Mid-terraced property | Popular residential location
1 reception room | 3 bedrooms | Shower room & separate WC
Landscaped rear garden with outbuilding | Driveway parking

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This three bedroom, mid-terraced property is situated in a popular residential location with driveway parking and landscaped rear garden incorporating a timber outbuilding. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with stove effect gas fire, and dining kitchen. To the first floor there are two double bedrooms, single bedroom, shower room and separate WC. Lawned front garden, driveway parking and landscaped rear garden with astro turf, Indian sandstone patio and a fully insulated timber outbuilding. Situated within walking distance of Brampton town centre, William Howard school and an abundance of local amenities.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Radiator, staircase to the first floor, porcelain tiled flooring, doors to lounge and dining kitchen.

LOUNGE (18' x 10'8) UPVC double glazed window to the front, UPVC double glazed full length window to the rear, radiator, stove effect gas fire and coving to the ceiling.



LOUNGE

DINING KITCHEN (18' x 13') Fitted kitchen incorporating a one and a half bowl sink with mixer tap, freestanding gas cooker with extractor hood above, radiator, porcelain tiled flooring, ceiling rose, understairs storage cupboard, UPVC double glazed window to the front, UPVC double glazed window and UPVC double glazed door to the rear.



DINING KITCHEN

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FIRST FLOOR

LANDING UPVC double glazed window to the rear, radiator, built-in shelved storage cupboard housing the gas boiler, doors to bedrooms, shower room and separate WC.

BEDROOM 1 (12' x 10') UPVC double glazed window to the front, radiator, fitted storage cupboard and ceiling rose.



BEDROOM 1

BEDROOM 2 (11' x 10'8) UPVC double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (8' x 7'7) UPVC double glazed window to the rear and radiator.



BEDROOM 3

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SHOWER ROOM (6' x 5'5) Two piece suite comprising walk-in shower and wash hand basin. Heated towel rail, tiled flooring, tiled walls, panelled ceiling and UPVC double glazed frosted window to the rear.

SEPARATE WC (5' x 2'5) WC, UPVC double glazed frosted window to the rear, radiator, tiled flooring and panelled ceiling.

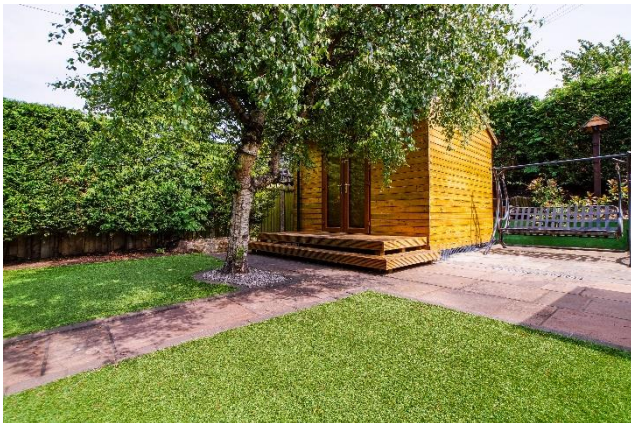


SHOWER ROOM



SEPARATE WC

OUTSIDE Enclosed lawned front garden with block paved driveway. Landscaped rear garden incorporating Indian sandstone patio, astro turf, outside tap and raised decking leading to a fully insulated timber outbuilding (10'3 x 9'3) with electric supply and UPVC double glazed French doors. Gated access to the rear of the garden.



REAR GARDEN

TENURE To be confirmed

COUNCIL TAX To be confirmed

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