

# Cumbrian Properties

3 Oulton Terrace, Brampton



Price Region £175,000

EPC-D

Characterful terraced cottage | Sought after location

1 reception room | 2 bedrooms | 1 bathroom

Garden | Excellent open views

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## 2/ 3 OULTON TERRACE, BRAMPTON

We are pleased to welcome to the market this lovely two bed roomed Cottage situated in the popular area of Gelt Road, Brampton. The property enjoys open views over the countryside, but is also in easy reach of the Town of Brampton and all the amenities it offers. The gas central heated property is set back from the road and benefits from a low maintenance front garden leading to the entrance hallway. Light and bright lounge with inset multi fuel stove and decorative hearth. A large kitchen/diner with a good range of traditional style wall and base units in keeping with the character of the property. Beyond the kitchen is a utility room allowing access to rear courtyard with two generous storage sheds. (Access to the courtyard is shared between properties on this row). To the first floor are two double bedrooms, master bedroom with excellent over stair storage and lovely views over the countryside beyond. The second bedroom looks to the rear of the property. Excellent four piece neutral bathroom with freestanding bath. 250+mbps Fibre-optic broadband is installed at the property. A property full of character and charm. Viewing absolutely recommended to appreciate the position and accommodation on offer. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL** - Entrance via wooden door with glass panels, stairs to first floor.

**LOUNGE** - 4.308m x 4.658m (14'1" x 15'3") - Lounge with carpet, radiator, UPVC windows, understairs storage area and inset multi fuel stove. Central five branch light and two wall mounted lights.



LOUNGE

**KITCHEN/DINER** - 4.296m x 4.227m (14'1" x 13'10") - Spacious Kitchen/Diner with tile flooring, radiator and UPVC window to the rear of the property. A great range of wall and base units with integrated fridge, dishwasher and extractor fan.



KITCHEN/DINER

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**REAR PORCH/UTILITY** - 2.625m x 1.507m (8'7" x 4'11") - Rear porch/utility area with plumbing for washing machine and gas boiler.

**STAIRS AND LANDING** - Carpeted stairs and landing with a large shelved storage cupboard and loft hatch with ladders. Loft is partially boarded.

**MASTER BEDROOM** - 3.986m x 5.189m (13'0" x 17'0" ) - Carpeted with two UPVC windows, radiator and over stair storage cupboard.

**BEDROOM 2** - 3.786m x 2.886m (12'5" x 9'5") - Carpeted with UPVC window and radiator.



BEDROOM 1



BEDROOM 2

**BATHROOM** - 1.505m x 3.824m (4'11" x 12'6") - Four piece bathroom with corner shower, freestanding roll top claw bath, wash hand basin and W.C. vinyl flooring and UPVC window.



BATHROOM

**OUTSIDE STORAGE** - Two storage sheds, the first is currently being used as a wood store (3.113m x 1.597m).The second shed has shelving and measures. (3.986m x 1.774m)

**DIRECTIONS** - From Carlisle, cross Hardwicke Circus and over Eden Bridges. Take a right onto Brampton Road and continue across the roundabout to the A689 towards Brampton. At the Brampton roundabout take the first exit onto Green Hill, then take a sharp right onto Capon Tree Road, Take the second left onto Gelt Road and the property is located on your left hand side and can be identified by our For Sale Sign.

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OUTSIDE STORAGE

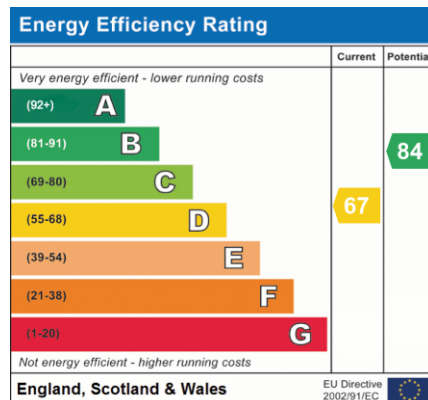


VIEWS

**TENURE** To be confirmed

**COUNCIL TAX** We are informed the property is in tax band B

**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

we sold

**255**

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our closest competitor

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**500**

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4.9/5 Google Rating

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

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