

Cumbrian Properties

11 Well Lonning Close, Brampton



Price Region £160,000

EPC-

Mid terraced | Cul-de-sac location
Open plan living | 3 bedrooms | 2 bathrooms
Low maintenance front & rear gardens

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2/ 11 WELL LONNING CLOSE, BRAMPTON

This well presented three bedroom mid terraced property briefly comprises of entrance porch, entrance hall, shower room, utility room and open plan dining lounge/kitchen. To the first floor there are three bedrooms, a three piece family bathroom and additional storage on the landing. Low maintenance shillied front garden with blossom tree and to the rear of the property there is a mature tiered garden comprising of patio, laid shillies and timber shed. The double glazed and gas central heated accommodation is within close proximity to an abundance of amenities and within walking distance of William Howard School and the town centre.

The accommodation with approximate measurements briefly comprises:

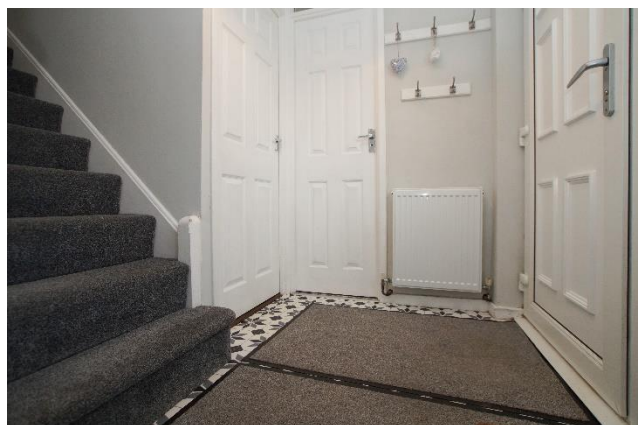
Entry via UPVC double glazed door into entrance porch.

ENTRANCE PORCH (12'8 x 4') Fitted worksurface, cupboard, tile effect vinyl flooring and UPVC double glazed door into the entrance hall.



ENTRANCE PORCH

ENTRANCE HALL Double glazed frosted window to the front, radiator, tile effect vinyl flooring, staircase to the first floor and doors to shower room, utility room and open plan dining lounge/kitchen.



ENTRANCE HALL

3/ 11 WELL LONNING CLOSE, BRAMPTON

SHOWER ROOM Three piece suite comprising of WC, wash hand basin and walk-in shower unit. Radiator, tiled flooring and double glazed frosted window to the front.

UTILITY ROOM (9' x 6') Fitted worksurface and storage cupboard, tiled splashback, plumbing for washing machine and tile effect vinyl flooring.



SHOWER ROOM



UTILITY ROOM

OPEN PLAN DINING LOUNGE / KITCHEN (24' x 20'8)

DINING LOUNGE AREA Double glazed window to the front, two radiators, wood effect vinyl flooring, coving to ceiling, electric wall mounted fire and two double glazed windows to the rear.

KITCHEN AREA Country style kitchen comprising sink unit with drainer and mixer tap, tiled splashbacks, electric oven and grill, four burner electric hob, integrated fridge, pantry and UPVC double glazed door to the rear garden.



4/ 11 WELL LONNING CLOSE, BRAMPTON

FIRST FLOOR LANDING Loft access and doors to bedrooms, bathroom and walk-in shelved storage cupboard which also houses the Worcester gas boiler.

BEDROOM 1 (13' x 11'6) Double glazed window to the front, radiator and coving to ceiling.



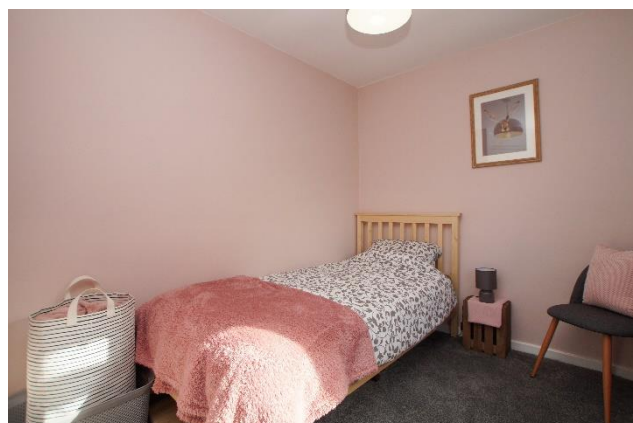
BEDROOM 1

BEDROOM 2 (13' x 9') Double glazed window to the front, radiator and walk-in shelved wardrobe with hanging rail.



BEDROOM 2

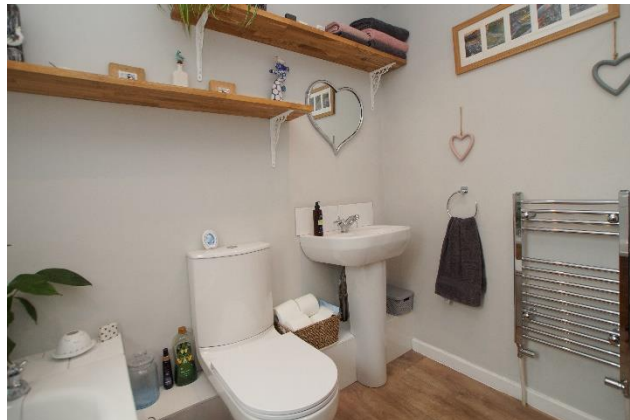
BEDROOM 3 (10'7 x 8') Double glazed window to the rear, radiator and fitted storage with hanging rail.



BEDROOM 3

5/ 11 WELL LONNING CLOSE, BRAMPTON

BATHROOM (8'2 x 6') Three piece suite comprising of WC, wash hand basin and shower over panelled bath. Tiled splashbacks, heated towel rail and double glazed frosted window to the rear.



BATHROOM

OUTSIDE Gated garden to the front of the property comprising of laid shillies with floral borders. To the rear of the property is a fence enclosed tiered mature garden comprising of patio area, external water tap, laid flagstones, shillies, lawned area, floral borders, bushes, trees and shrubs. Timber storage shed and pedestrian access to the rear lane.



REAR GARDEN

TENURE We are informed the tenure is Freehold.

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.