

Cumbrian Properties

47 Townfoot Park, Brampton



Price Region £150,000

EPC-

Semi-detached | Market town location
1 reception room | 2 bedrooms | No onward chain
Ample driveway parking | Front & rear gardens

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 47 TOWNFOOT PARK, BRAMPTON

Situated in a popular residential area in the market town of Brampton and sold with the benefit of no onward chain this two bedroom semi-detached property briefly comprises entrance hall, lounge with open staircase to the first floor and a modern fitted kitchen with integrated appliances. To the first floor there are two bedrooms alongwith fitted wardrobe and storage to the master, and a three piece family bathroom. To the rear of the property is a fence enclosed mature and well maintained garden with lawn, laid shillies, garden shed and gated access to the side. Ample driveway parking to the front and a well maintained lawned garden. Situated within close proximity to many amenities, shops, public house, Wm Howard School and transport links.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall.

ENTRANCE HALL Full length double glazed frosted window to the front, coving to ceiling and door to lounge.



ENTRANCE HALL

LOUNGE (14'4 x 12'2) Double glazed window to the front, radiator, staircase to the first floor, coving to ceiling, gas fire and door to the dining kitchen.



LOUNGE

DINING KITCHEN (12'2 x 8'4) Fitted kitchen incorporating sink unit with drainer and mixer tap, plumbing for washing machine, electric oven and grill, four burner electric hob with glass splashback behind and overhead extractor. Integrated fridge and freezer, house the Worcester boiler, double glazed window to the rear, tile effect vinyl flooring, radiator and UPVC double glazed door leading to the rear garden.

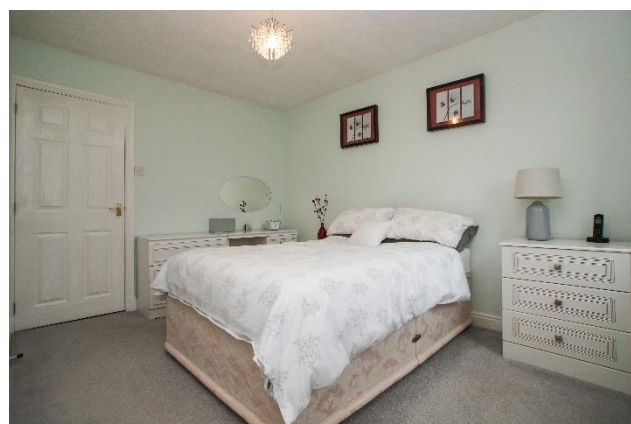
3/ 47 TOWNFOOT PARK, BRAMPTON



DINING KITCHEN

FIRST FLOOR LANDING Doors to bedrooms and bathroom, radiator and loft access.

BEDROOM 1 (13' x 10'4) Double glazed windows to the front, radiator and fitted wardrobe and built in shelved cupboard which also houses the hot water tank.



BEDROOM 1

BEDROOM 2 (10' x 6') Double glazed window to the rear and radiator.



BEDROOM 2

4/ 47 TOWNFOOT PARK, BRAMPTON

FAMILY BATHROOM (7' x 6') Three piece suite comprising WC with concealed cistern, wash hand basin and shower over panelled bath with mixer tap. Radiator, tile effect vinyl flooring and double glazed frosted window to the rear.



FAMILY BATHROOM

OUTSIDE Driveway parking to the front of the property and lawned area with floral borders and flagstone pathway. To the rear is a mature fence enclosed garden with lawned area, flagstone patio, floral and shillied borders, external water tap and garden shed. Gated access to the side.



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.