

# Cumbrian Properties

## 9 Bramerton Orchard, Carlisle



**Price Region £260,000**

**EPC-C**

Recently renovated link-detached home | Quiet cul-de-sac location  
Dining lounge | 3 bedrooms | 1 bathroom | Drive & garage/utility  
Solar panels | Front & rear gardens

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## 2/ 9 BRAMERTON ORCHARD, OFF WOOD STREET, CARLISLE

Tucked away in a quiet cul-de-sac off Wood Street, this recently renovated three bedroom link-detached home perfectly blends modern comfort with family living. Beautifully presented throughout, the property benefits from solar panels, gas central heating, and full double glazing. Inside, a welcoming entrance hall leads to a spacious dining lounge filled with natural light, while the modern fitted kitchen features integrated appliances and engineered oak flooring. The garage has been cleverly converted into a utility space with fitted worktops, power, lighting, and plumbing. Upstairs, all three bedrooms are generously proportioned, including two doubles and built-in storage in the second bedroom, alongside a contemporary three-piece shower room. Externally, the low maintenance rear garden boasts a lawn, sandstone patio, flower beds, and decorative shillies, with gated side access and external power. To the front a block paved driveway and lawned garden with established shrubs complete the picture. Situated close to schools, shops, and within walking distance of the city centre, the property also offers easy access to the M6. A beautifully maintained family home in a quiet location, sure to attract plenty of interest.

The accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the entrance hall.**

**ENTRANCE HALL (12' x 7')** An inviting entrance hall with engineered oak flooring, a radiator, and a side facing double glazed window, leading seamlessly to the lounge and kitchen, with a staircase rising to the first floor.



ENTRANCE HALL

**DINING LOUNGE (22' x 15')** A bright and spacious lounge with engineered oak flooring, dual aspect double glazed windows to the front and rear, two radiators, ceiling coving, and a charming fireplace.



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DINING LOUNGE

**KITCHEN (12' x 11')** A modern fitted kitchen featuring a 1.5 bowl ceramic sink with drainer and mixer tap, eye-level NEFF oven and grill, integrated fridge and freezer, NEFF dishwasher, and an AEG four-burner induction hob with tiled splashback and extractor hood. The space is finished with engineered oak flooring, a rear facing double glazed window, and a convenient door to the garage.



KITCHEN

**GARAGE (18' x 10')** Currently configured as a utility space, complete with fitted worktops, Worcester gas boiler, plumbing, power and lighting, a manual up and over door, and a frosted rear facing double glazed door to the garden.

### **FIRST FLOOR**

**LANDING** A bright landing with a side facing double glazed window, providing access to three bedrooms and the family bathroom.

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**BEDROOM 1 (15' x 10')** A generously sized bedroom with a rear facing double glazed window and radiator.



BEDROOM 1

**BEDROOM 2 (15' x 12')** A spacious front facing bedroom with double glazed window, built-in shelved and railed storage cupboards, and a radiator.



BEDROOM 2

**BEDROOM 3 (11' x 6')** A cosy front facing bedroom with a double glazed window and radiator.



BEDROOM 3

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**SHOWER ROOM (8'5 x 7'5)** A contemporary three piece shower room featuring a walk-in rainfall shower with additional attachment, wash hand basin with mixer tap, WC, tiled splashback, heated towel rail, and a rear facing frosted double glazed window.



SHOWER ROOM

**OUTSIDE** To the rear, the property boasts a low maintenance fenced garden with a lawn, sandstone patio, laid shillies, floral and shrub borders, external power, and gated side access. The front garden is equally easy to maintain, with a lawn, flowerbeds, and a block paved driveway. Additional benefits include 12 solar panels on the roof.



REAR GARDEN

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band C.

**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.