

# Cumbrian Properties

## High Cross Street, Brampton



**Price Region £250,000**

**EPC-**

Detached property | Historic market town  
1 reception room | 3 bedrooms | 1 bathroom  
Front & rear gardens | Parking and integral garage

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## 2/ 18 HIGH CROSS STREET, BRAMPTON

A hidden gem right in the centre of the historic market town of Brampton which is likely to appeal to a wide variety of potential buyers. A beautiful, detached family home built in 2012 ready to move in with the benefit of no onward chain. This three bedroom, two bathroom house has the best of both worlds being nestled in a private and quiet position but within a short walking distance to a great range of amenities including shops, schools pubs, restaurants and doctors. With a high quality external and internal finish, the property feels spacious, light and airy and briefly comprises a large welcoming hallway, generous lounge and dining area, contemporary kitchen, downstairs cloakroom and utility. A solid oak staircase leads to the first floor with three generous double bedrooms, master en-suite and family bathroom. The property benefits from oak/tiled flooring throughout the ground floor with a multi fuel stove and gas fired central heating providing underfloor heating downstairs and radiators upstairs. Unlike many other properties located right in a town centre this one has a sheltered, terraced garden to the rear as well as an attractive and low maintenance front garden. Off-street driveway parking area and spacious integral garage. There could be potential for future development above the garage to create a home office, additional bedrooms or a hobby space (subject to planning permission).

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL (13'6 x 8'10)** Enter via composite door, oak flooring with underfloor heating, understairs storage cupboard, solid oak doors and oak staircase with carpet to the first floor.

**DOWNSTAIRS WC** Oak flooring with underfloor heating. WC and vanity sink unit.

**LOUNGE (28'4 x 16')** Bay style window with French doors to front of the property and also double French doors leading out to the rear. Inset multi-fuel fire with tiled hearth and oak mantle. Oak flooring with underfloor heating, coving to ceiling and solid oak doors.

**KITCHEN (12'2 x 11'3)** A range of wall and base units with complementary worktops, built-in double oven, induction hob and dishwasher. Freestanding tall fridge freezer. Tiled flooring, spotlighting to ceiling and UPVC window to rear.

**UTILITY (13'7 x 6'7)** Spacious utility with worktop space, cupboard, stainless steel sink and plumbing for washing machine. Combi boiler, access into integral garage and UPVC door leading into the garden.

### **FIRST FLOOR**

**LANDING** Spacious landing with the potential to develop and extend the property over the garage (subject to planning permission). Loft access with pull-down ladders.

**BEDROOM 1 (13'8 x 11'2)** Double bedroom, carpet flooring, radiator and UPVC window to front elevation with fitted blind.

**EN-SUITE (9'7 x 3'10)** Comprising double shower unit with mains shower, WC and wash hand basin with floating built-in vanity unit. Tiled floor, partially tiled walls, towel radiator, Velux window and spotlighting to ceiling.

**BEDROOM 2 (15'6 x 11'4)** Double bedroom, carpet flooring, radiator and UPVC window to the rear with fitted blind.



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**BEDROOM 3 (11'3 x 11'3)** Double bedroom, carpet flooring, radiator and UPVC window to the rear elevation with fitted blind.

**BATHROOM (12'1 x 5'11)** Four piece bathroom comprising corner shower unit with mains shower, wash hand basin with floating built-in vanity unit, WC and bath with mixer shower tap head. Tiled floor, partially tiled walls, towel radiator, Velux window and spotlighting to ceiling.

**OUTSIDE** Front elevation has driveway parking for two cars, steps leading up to the house and front garden which is lawned with various mature shrubs and private wall. The private, rear garden is paved and lawned and set over various levels.

**INTEGRAL GARAGE** Good size garage with electric up and over door, storage space, electric and plumbing.



**TENURE** To be confirmed by the vendor.

**COUNCIL TAX** To be confirmed by the vendor.

**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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more than

**390**

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our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

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

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