

# Cumbrian Properties

8 Longtown Road, Brampton



Price Region £159,995

EPC-D

Mid-terraced property | Immaculately presented  
Open plan living | 2 double bedrooms | First floor bathroom  
Low maintenance rear garden | No onward chain

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## 2/ 8 LONGTOWN ROAD, BRAMPTON

Situated in the market town of Brampton, this two double bedroom, mid-terraced property offered for sale in turn-key condition and with the benefit of no onward chain. The accommodation briefly comprises entrance hall, open plan lounge/dining/kitchen and good size utility. To the first floor there are two double bedrooms and four piece bathroom. Easy to maintain block paved and walled rear garden. Located within walking distance of Brampton town centre, William Howard school, GP surgery and amenities and only a short drive from country walks around Talkin Tarn and Gelt Woods. Ideally suited to the first time buyer, as an investment in the buy to let market or an Airbnb.

The accommodation with approximate measurements briefly comprises:

### **Front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, tile effect vinyl flooring, radiator, UPVC double glazed window to the front, door to utility, two steps and door to the open plan lounge/dining/kitchen.



ENTRANCE HALL

### **LOUNGE/DINING/KITCHEN (19' x 18'3)**

**LOUNGE/DINING AREA** Two UPVC double glazed windows to the front and two radiators.

**KITCHEN AREA** Fitted kitchen incorporating sink unit with mixer tap, electric oven and grill with four ring electric hob above, dishwasher, tile effect vinyl flooring, UPVC double glazed window to the rear and door to utility.



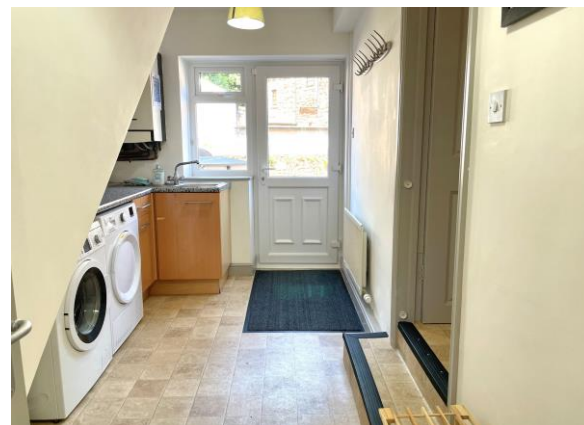
LOUNGE/DINING/KITCHEN

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LOUNGE/DINING/KITCHEN

**UTILITY (14'4 x 7'4)** Fitted worksurface and cupboards, sink unit with mixer tap, plumbing for washing machine, Baxi boiler, radiator, UPVC double glazed window and UPVC door to the rear.



UTILITY

### **FIRST FLOOR**

**LANDING** Timber framed frosted window and UPVC double glazed window to the rear, radiator, doors to bedrooms and bathroom.

**BEDROOM 1 (14'6 x 13')** UPVC double glazed window to the front and radiator.



BEDROOM 1

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**BEDROOM 2 (16' x 10'3)** UPVC double glazed window to the front, radiator, built-in cupboard and shelving.



BEDROOM 2

**BATHROOM (10' x 8')** Four piece suite comprising WC, pedestal wash hand basin, corner shower unit and panelled bath. Radiator, UPVC double glazed frosted window to the rear, tile effect vinyl flooring and built-in cupboard.



BATHROOM

**OUTSIDE** Walled, block paved rear garden with gravelled areas and outside tap.



REAR GARDEN

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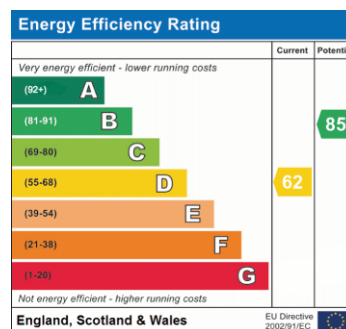


REAR OF THE PROPERTY

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

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

**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**

properties sold from  
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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