

Cumbrian Properties

2 Ridge View, Brampton



Price Region £175,000

EPC-C

Mid-terraced property | Stunning views
1 reception room | 3 bedrooms | Allocated parking
Low maintenance gardens | Private no-through road

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This three bedroom, mid-terraced property is situated on a private, no-through road and benefits from low maintenance gardens and allocated parking. The double glazed and gas central heated accommodation is neutrally decorated throughout and briefly comprises entrance hall, cloakroom, fitted kitchen and lounge with French doors to the rear garden. To the first floor there are two double bedrooms with fitted cupboards, single bedroom and shower room. Low maintenance gravelled front garden and enclosed paved rear garden with timber shed and stunning views over the countryside. The property also benefits from allocated parking and is in close proximity to many amenities including shops, William Howard school, pubs, cafes and countryside walks.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL (16'5 x 7') Wood effect laminate flooring, radiator and staircase to the first floor. Doors to cloakroom, kitchen and lounge.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising WC and wash hand basin. Tiled splashback, wood effect laminate flooring and Worcester gas boiler.

KITCHEN (15' x 10'5) Fitted kitchen incorporating sink unit with mixer tap, electric oven and grill, four ring gas hob with tiled splashback and extractor hood above, plumbing for washing machine and integrated dishwasher. UPVC double glazed sash window to the front, radiator and tile effect vinyl flooring.



KITCHEN

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LOUNGE (18' x 14') UPVC double glazed sash window to the rear, UPVC double glazed French doors to the rear garden, two radiators and understairs storage cupboard.



LOUNGE

FIRST FLOOR

LANDING Doors to bedrooms and shower room.

BEDROOM 1 (14'5 x 10'5) UPVC double glazed sash window to the rear, radiator and fitted cupboard.



BEDROOM 1

BEDROOM 2 (11'7 x 10'4) UPVC double glazed sash window to the front, radiator and fitted cupboard.



BEDROOM 2

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BEDROOM 3 (9' x 7'9) UPVC double glazed sash window to the rear and radiator.



BEDROOM 3

SHOWER ROOM (8' x 7') Three piece suite comprising WC, wash hand basin and walk-in shower cubicle. Heated towel rail, tiled splashbacks, UPVC double glazed sash window to the front and tile effect vinyl flooring.



SHOWER ROOM

OUTSIDE Low maintenance enclosed front garden mainly laid to stone chippings with paved pathway to the front door. Enclosed paved rear garden with timber garden shed and views over the neighbouring fields and countryside. The property also benefits from allocated parking.



REAR GARDEN

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VIEW

TENURE We are informed the tenure is Freehold. Service charge £100 per annum payable to Ridge View Management

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.

