

Cumbrian Properties

60 Brampton Road, Carlisle



Price Region £215,000

EPC-

Semi-detached property | Popular location
2 reception rooms | 3 bedrooms | 1 bathroom
Gated driveway | Generous south facing rear garden

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2/ 60 BRAMPTON ROAD, CARLISLE

This three bedroom semi-detached property is in need of modernisation, however it has got great potential and briefly comprises of entrance hall, lounge with bay window, dining room, sun room and kitchen. To the first floor there are three bedrooms, bathroom and separate WC. To the rear of the property there is a generous south facing garden comprising of lawn, shillies, flagstones, garden shed and greenhouse. To the front there is a gated driveway, laid flagstones and shillies. This property does require modernisation however offers a great opportunity for the new owners to put their own stamp on it. Located in the catchment area for Stanwix school and within walking distance to Rickerby Park and the town centre.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

ENTRANCE HALL (11' x 9'2) Staircase to the first floor, electric radiator, double glazed window to the front and understairs storage cupboard. Doors to lounge and dining room.



ENTRANCE HALL

LOUNGE (14' x 11') Double glazed bay window to the front and electric fire.



LOUNGE

DINING ROOM (15' x 11') Picture rail and open fire with back boiler, tiled hearth and brick surround. Glazed door to the sun room and door to kitchen.

3/ 60 BRAMPTON ROAD, CARLISLE



DINING ROOM

SUN ROOM (11'2 x 6'8) Of dwarf wall construction with double glazed windows to the rear and side elevations and UPVC door to the side giving access to the rear garden.



SUN ROOM

KITCHEN (13'2 x 5'2) Fitted kitchen incorporating sink unit with drainer and mixer tap, plumbing for washing machine and free standing cooker with overhead extractor. Double glazed windows to the side and rear elevations and wooden door to the rear garden.



KITCHEN

4/ 60 BRAMPTON ROAD, CARLISLE

FIRST FLOOR LANDING Double glazed window to the side, electric radiator and doors to bathroom, separate WC and bedrooms.



FIRST FLOOR LANDING

BATHROOM (6' x 5'3) Two piece suite comprising wash hand basin and shower over panelled bath. Tiled splashbacks, tiled flooring and double glazed frosted window to the side.

SEPARATE WC Wood effect laminate flooring, WC, tiled splashbacks and double glazed frosted window to the front.



BATHROOM



SEPARATE WC

BEDROOM 1 (11'2 x 9'9) Double glazed window to the front and built in wardrobes with sliding doors.



BEDROOM 1

4/ 60 BRAMPTON ROAD, CARLISLE

BEDROOM 2 (11'7 x 9'10) Double glazed window to the rear and built in wardrobes with sliding doors.



BEDROOM 2

BEDROOM 3 (9' x 7'6) Double glazed window to the rear and picture rail.



BEDROOM 3

OUTSIDE To the front of the property there is a gated driveway, laid flagstones, laid shillies and floral borders. Rear south facing lawned garden with greenhouse, floral borders, laid shillies and garden shed.



REAR GARDEN

5/ 60 BRAMPTON ROAD, CARLISLE



SIDE GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band C

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