

Cumbrian Properties

4 Carricks Yard, Brampton



Price Region £180,000

EPC-C

End terrace property | Low maintenance garden

1 reception room | 3 bedrooms | Shower room

Cul-de-sac location | No onward chain | Parking

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 4 CARRICKS YARD, MAIN STREET, BRAMPTON

This three bedroom end terrace property is gas central heated and fully double glazed. The property is situated in a cul-de-sac location, and briefly comprises entrance hall, lounge, dining kitchen, inner hall and cloakroom. To the first floor, there are three bedrooms, along with three piece family bathroom. To the front of the property is a patio with surrounding shrubbery.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (6' x 4') Radiator, tiled flooring, staircase to the first floor and door leading to the lounge.

LOUNGE (19'8 x 10') Double glazed window to the front, two radiators and archway leading to the dining kitchen.



DINING KITCHEN Fitted kitchen incorporating sink unit with mixer tap, AEG oven and grill with four burner induction hob and extractor hood above, AEG microwave, integrated fridge and freezer, integrated wine cooler and slimline dishwasher. Panelled splashbacks around the worktops, electric radiator, wood effect laminate flooring, double glazed UPVC French doors to the front patio.



DINING KITCHEN

3/ 4 CARRICKS YARD, MAIN STREET, BRAMPTON

FIRST FLOOR

LANDING Access to all bedrooms and the bathroom, built in storage cupboard housing the Worcester combi-boiler and Velux window to the rear.

BEDROOM 1 (12' x 10') Double glazed window to the front, radiator and fitted storage cupboard.



BEDROOM 1

BEDROOM 2 (12'9 x 7'9) Double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (7'5 x 7') Velux window to the rear and radiator.



4/ 4 CARRICKS YARD, MAIN STREET, BRAMPTON

SHOWER ROOM (10'6 x 6'5) Three piece suite comprising W/C, sink unit with mixer tap and walk-in shower. Heated towel rail, frosted double glazed window to the rear, wood effect laminate flooring.



SHOWER ROOM

OUTSIDE To the front of the property, is a low maintenance shillied forecourt with surrounding shrubbery.



EXTERNAL FRONT

TENURE We are informed the tenure is Freehold.
Communal service charge of £100 payable in March per annum.

COUNCIL TAX We are informed the property is in 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.