



Belle Isle Crescent, Brampton PE28 4SQ

Guide Price £265,000

- Established Family Home
- Generous Living Room And Study
- Kitchen And Utility Room
- UPVC Double Glazing
- Two Parking Spaces
- Ideal Refurbishment Opportunity
- Popular Village Location
- No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	72	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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Fan Light Panel Door To

Entrance Hall

Arch display recess, stairs to first floor, coving to ceiling, radiator, coats hanging area.

Sitting Room

18' 10" x 11' 10" (5.74m x 3.61m)

Incorporating **Dining Area**, two UPVC windows to rear aspect, two radiators, TV point, telephone point, coving to ceiling, glazed internal door to

Study

10' 5" x 4' 5" (3.17m x 1.35m)

UPVC door to rear aspect, recessed lighting, coving to ceiling, work surfaces, display shelving, cupboard housing fuse box and master switch.

Kitchen

17' 9" x 7' 9" (5.41m x 2.36m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, corner one and a half bowl sink unit with mixer tap, drawer units, pan drawers, breakfast bar, appliance spaces, integral electric oven and ceramic hob with suspended extractor fitted above, double panel radiator, two stool breakfast bar, understairs recess.

Utility Room

8' 8" x 4' 11" (2.64m x 1.50m)

Fitted in a range of units with work surfaces, Velux window to front aspect, recessed lighting, vinyl floor covering.

First Floor Landing

UPVC window to front aspect, coving to ceiling.

Bedroom 1

12' 6" x 12' 3" (3.81m x 3.73m)

UPVC window to rear aspect, single panel radiator, double wardrobe with hanging and storage.

Bedroom 2

12' 4" x 11' 3" (3.76m x 3.43m)

UPVC window to rear aspect, double panel radiator, double wardrobe with hanging and storage.

Bedroom 3

9' 0" x 8' 7" (2.74m x 2.62m)

UPVC window to front aspect, wardrobe recess, radiator, coving to ceiling.

Cloakroom

Fitted with low level WC, UPVC window to front aspect, laminate flooring.

Family Bathroom

Fitted in a two piece white suite comprising wall mounted wash hand basin with tiling, panel bath with independent shower unit fitted over, UPVC window to front aspect, tiling.

Outside

To the front there are two designated parking spaces and an established shrub bed. The rear garden measures approximately 55' in length and has a paved seating area, established shrub bed, timber shed and enclosed by a combination of panel fencing offering a good degree of privacy.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

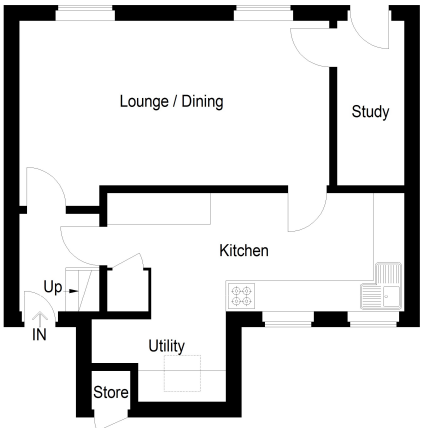
Tenure

Freehold

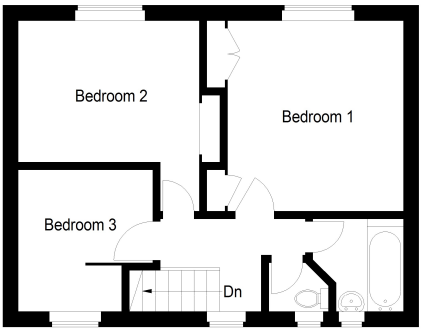
Council Tax Band - A

There is a private estate charge of approximately £360 per annum

Approximate Gross Internal Area = 88.4 sq m / 952 sq ft
(Excluding Store)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1213579)
Housepix Ltd



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