

Cumbrian Properties

9 Bramerton Orchard, Carlisle



Price Region £260,000

EPC-

Link-detached property | Cul-de-sac location
1 reception | 3 bedrooms | 1 bathroom | Drive, garage & solar panels
Immaculately presented & recently renovated | Front & rear gardens

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ 9 BRAMERTON ORCHARD, CARLISLE

This recently renovated and well-presented three-bedroom semi-detached property benefits from solar panels, gas central heating and full double glazing throughout. The property briefly comprises an entrance hall, spacious dining lounge and a modern fitted kitchen with integrated appliances. To the first floor are three bedrooms, two doubles including built-in storage to the second bedroom, and a contemporary three-piece shower room. The garage is currently utilized as a useful utility area with fitted worktops, power, lighting and plumbing. Externally, the property offers a low-maintenance, fenced rear garden with lawn, flowerbeds, decorative shillies, sandstone patio, external power and gated side access, while to the front there is a block-paved driveway and lawned garden with established shrub borders.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (12' x 7') Radiator, staircase leading to the first floor, double glazed UPVC window to the side, engineered oak wooden flooring and doors leading to the lounge and kitchen.



ENTRANCE HALL

DINING LOUNGE (22' x 15') Double glazed UPVC windows to the front and to the rear, two radiators, coving to the ceiling, fireplace and engineered oak wooden flooring.



DINING LOUNGE

3/ 9 BRAMERTON ORCHARD, CARLISLE



DINING LOUNGE

KITCHEN (12' x 11') Fitted kitchen incorporating 1.5 bowl ceramic sink with drainer and mixer tap, eye level NEFF oven and grill, integrated fridge and freezer, NEFF integrated dishwasher, AEG four burner induction hob with tiled splashback and AEG extractor hood above. Engineered oak wooden flooring, double glazed UPVC window to the rear and door to the garage.



KITCHEN

GARAGE (18' x 10') Up and over manual door, frosted double glazed UPVC door to the rear garden, Worcester gas boiler and power, lighting and plumbing.

FIRST FLOOR

LANDING Double glazed UPVC window to the side, doors leading to three bedrooms and family bathroom.

4/ 9 BRAMERTON ORCHARD, CARLISLE

BEDROOM 1 (15' x 10') Double glazed UPVC window to the rear and radiator.



BEDROOM 1

BEDROOM 2 (15' x 12') Double glazed UPVC window to the front, built-in shelved & railed storage cupboards and radiator.



BEDROOM 2

BEDROOM 3 (11' x 6') Double glazed UPVC window to the front and radiator.



BEDROOM 3

5/ 9 BRAMERTON ORCHARD, CARLISLE

SHOWER ROOM (8'5 x 7'5) Three piece suite comprising walk-in rainfall shower and additional shower attachment, wash hand basin with mixer tap and WC. Tiled splashback, heated towel rail, frosted double glazed UPVC window to the rear.



SHOWER ROOM

OUTSIDE To the rear of the property is a fenced low maintenance lawned garden with sandstone patio, laid shillies, floral and shrubbed borders, external power and gated access to the side of the property. To the front of the property there is a low maintenance lawned garden with block paved driveway and flowerbeds. The property also benefits from 12 solar panels on the roof.



REAR GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.