



17 Brampton Road

Carlisle, Cumbria, CA3 9AL

Offered for sale with no onward chain a spacious 3 bed end of terrace property located in a much sought after area of Carlisle. Briefly comprising: sitting room, dining room, dining kitchen, utility room, downstairs w/c, 3 bedrooms and a family bathroom. Property has private parking and a yard.

Guide Price: £180,000





- 3 Bedrooms
- Sitting Room
- Dining Room
- Dining Kitchen
- Utility Room
- Bathroom
- Self Contained Yard
- Parking

SUMMARY

Located to the North of Carlisle in the popular residential area of Stanwix the property benefits from open view across the river and Carlisle.

The area benefits from excellent access to the city centre and M6 via Junction 44 and the A7. The area also benefits from regular transport links including bus services.

The property is situated close to the amenities of Stanwix which boast schools, academies, shops, pubs and hotels.

DIRECTIONS

From Carlisle city centre, head north over Eden Bridge towards Stanwix. As the road forks head right onto Brampton Road. The property is the end terrace on the left hand side facing Rickerby Park.

PARTICULARS

(All measurements are approximate)

ENTRANCE HALLWAY With stairs off to the first floor. Exposed beams. Radiator.

SITTING ROOM 4.24m x 3.6m (13'11" x 11'10") With an Adams style fire surround with tiled recess housing a living flame gas fire. Radiator. UPVC sealed unit double glazing.

DINING ROOM 4.2m x 3.2m (13'9" x 10'6") With an open marble fireplace. UPVC sealed unit double glazing. Coving. Radiator. Gas fire point. Phone point.

DINING KITCHEN 4.5m x 2.7m (14'9" x 8'10") With a range of fitted wall and base units (14 floor, 12 wall) and complementary worksurfaces with tiled surrounds. Gas fired AGA cooker. Fitted fridge and freezer. Gas hob with extractor hood over and fitted double oven. Exposed beam. Fitted 1 1/2 bowl single drainer sink unit. Plumbing for an automatic dishwasher. Coving.



REAR HALLWAY With a door leading out to the rear. Built in cupboards. UPVC sealed unit double glazing.

UTILITY ROOM With plumbing for an automatic washing machine. Cupboard housing the gas boiler for the domestic hot water and central heating (neither this nor any of the radiators have been tested). Tiled floor.

DOWNSTAIRS W/C With a fitted two-piece suite comprising of low suite w/c and wash hand basin. Tiled floor.

STAIRS Leading from the hallway off to the first floor.

LANDING With loft access hatch. Radiator. Coving.

BEDROOM ONE 6.25m x 4.45m (20'6" x 14'7") With an open fireplace with a fitted living flame gas fire with a cast iron surround, ornate surround and mantel. Windows to the front and rear. Coving. Radiator. Phone point. TV aerial point. UPVC sealed unit double glazing. Views to the front over the river and Carlisle.

BEDROOM TWO 4.24m x 4.01m (13'11" x 13'2") With built in wardrobes. Coving. Views out to the river and Carlisle. Phone point. UPVC sealed unit double glazing. En-suite comprising of a low suite w/c and vanity wash hand basin.

BEDROOM THREE 4.14m x 3.43m (13'7" x 11'3") With built in wardrobes. Coving. Radiator. UPVC sealed unit double glazing.

BATHROOM 2.9m x 2.16m (9'6" x 7'1") With a fitted four-piece suite comprising of low suite w/c, pedestal wash hand basin, bath and walk in shower cubicle. Built in cupboards. Radiator. UPVC sealed unit double glazing. Coving.

OUTSIDE Self-contained rear yard and parking through a gate to the side.

SERVICES

Mains services are connected but have not been tested.

COUNCIL TAX

Band 'C'

TENURE / POSSESSION

Freehold

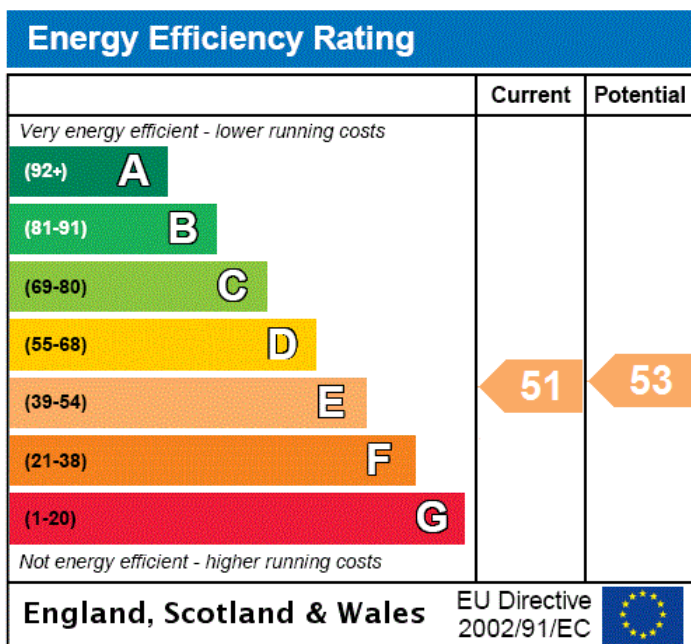
LOCAL AUTHORITY

Carlisle City Council

VIEWING

Strictly by appointment through our Carlisle Office.

ENERGY PERFORMANCE GRAPH



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