



Stephensons Lane

Brampton, CA8 1RU

Guide Price £185,000



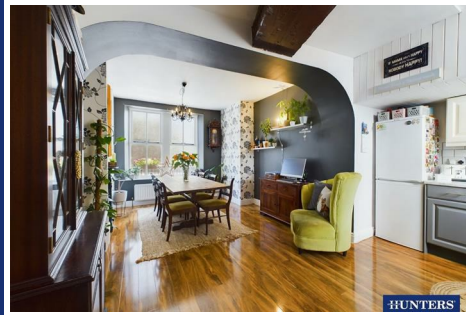
- End of Terrace House
- Open Plan Dining Kitchen
- Two Double Bedrooms
- Private Walled Garden
- Perfect for First Time Buyers, Professionals or Holiday Home

- No Onward Chain
- Cosy Living Room with Patio Doors
- First Floor Bathroom
- Close to Brampton Town Centre
- EPC - F

Stephensons Lane

Brampton, CA8 1RU

Guide Price £185,000



No Onward Chain - This two bedroom end of terrace home is packed with character and charm throughout and is nestled nicely within the heart of Brampton, moments from the town centre. Boasting a cosy living room, open plan dining kitchen, two double bedrooms and a beautiful and private walled garden to the side, the property would be perfect for first time buyers, professionals or as a holiday home. Viewing comes highly recommended.

The accommodation briefly comprises living room, dining kitchen and office/store to the ground floor with a landing, double bedroom and bathroom on the first floor and a double bedroom on the second floor. Externally the property has an enclosed walled garden to the side. Gas central heating. EPC - F and Council Tax Band - A.

Stephensons Lane is tucked away nicely just off Main Street, within the heart of Brampton. The market town boasts many amenities including a doctors surgery, convenience stores, public houses and both primary and secondary schools. Access to the A69 within minutes with the M6 motorway being within 15 minutes. Hadrian's Wall, Brampton Golf Club and Talkin Tarn are all within a short drive, with the Lake District National Park being within 45 minutes drive.

LIVING ROOM

Entrance door from the front forecourt with double glazed patio doors to the side garden. Door opening to the staircase to the first floor, window, radiator and chimney breast with surround and brick inset. Opening to the hallway with access to the under-stairs cupboard and office/store.

DINING KITCHEN

Fitted kitchen with base and wall units with worksurfaces above. Electric oven with hob and extractor unit above. One bowl sink with mixer tap, space and plumbing for both washing machine and dishwasher. Space for fridge freezer. Within the dining space there is a built in storage cupboard, radiator and decorative fireplace. Two windows.

OFFICE/STORE

Power and lighting internally. Wall mounted gas boiler.

LANDING

Stairs up from the ground floor with further staircase to the second floor. Internal doors to bedroom one and bathroom.

BEDROOM ONE

Double bedroom with radiator and window to the front aspect.

BATHROOM

Three piece suite comprising WC, wash hand basin and bath with shower over. Part tiled walls, window and radiator.

BEDROOM TWO

Double bedroom with two double glazed Velux windows, radiator and fitted wardrobes/storage.

EXTERNAL

To the side of the property is an excellently sized walled garden, paved throughout with the addition of a decked seating area. Side access gate to Union Lane.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](#) and enter - enable.counts.removable

PLEASE NOTE

The property and garden are held on separate titles. The property is of a leasehold title with the term of 999 years from 1 September 1990 with a peppercorn rent. The garden is of a freehold title. The Vendor has had the benefit of parking for one vehicle within Stephenson's Lane however this does not form part of either title.

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan

Office
5'4" x 4'0"
1.63 x 1.23 m

Living Room
15'4" x 10'11"
4.69 x 3.34 m

Dining Kitchen
14'1" x 21'4"
4.32 x 6.52 m

Hallway
5'6" x 3'3"
1.68 x 1.00 m

Ground Floor

Bedroom One
15'8" x 11'0"
4.80 x 3.37 m

Landing
5'3" x 8'3"
1.60 x 2.53 m

Bathroom
7'9" x 9'3"
2.36 x 2.83 m

Floor 1

Bedroom Two
11'10" x 20'1"
3.61 x 6.12 m

Floor 2

HUNTERS
HERE TO GET YOU THERE

Approximate total area⁽¹⁾
1012.25 ft²
94.04 m²

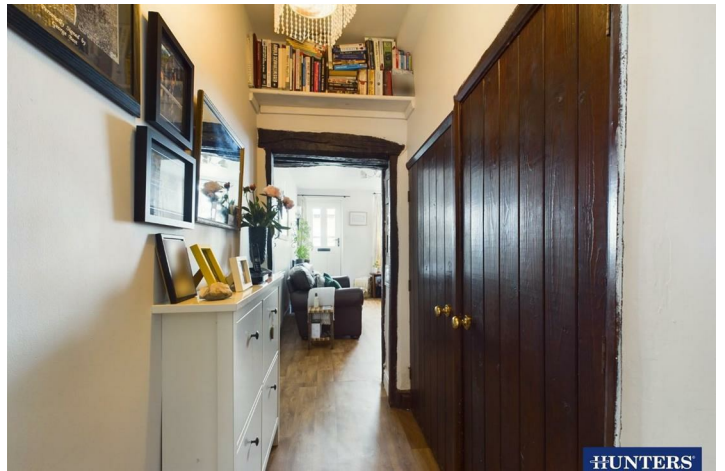
Reduced headroom
78.68 ft²
7.31 m²

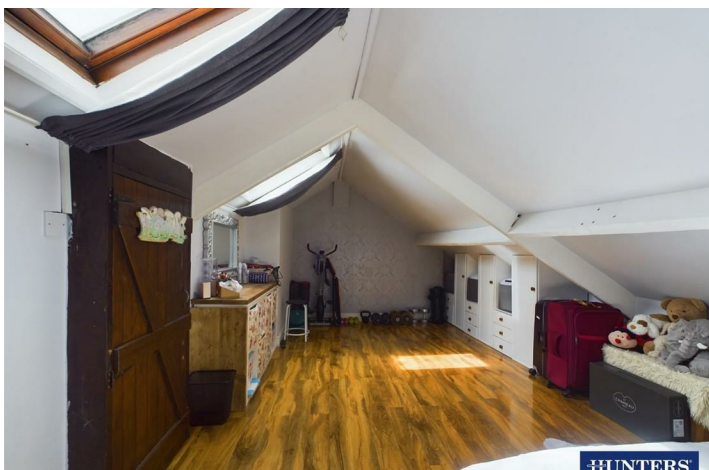
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

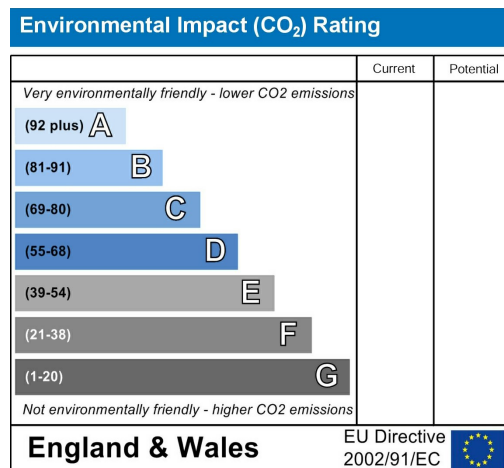
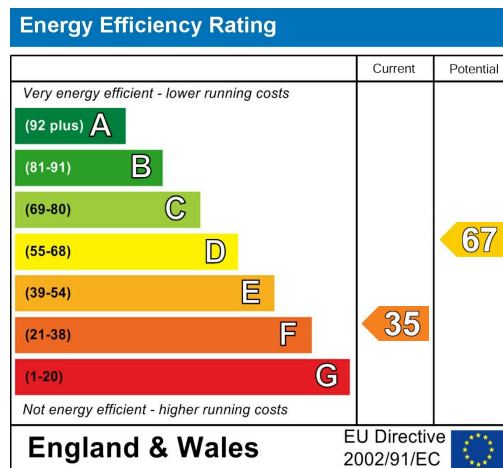
GIRAFFE360







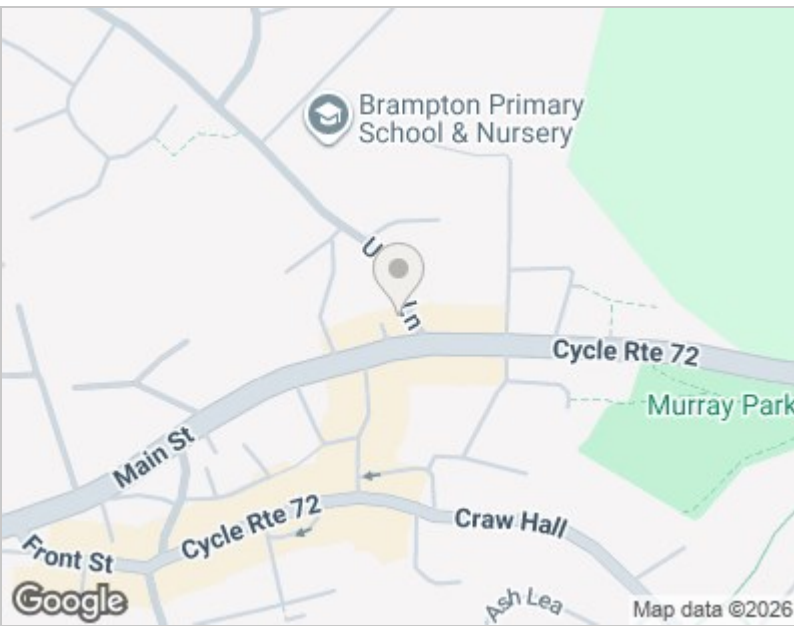
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR

Tel: 01228 584249 Email:

centralhub@hunters.com <https://www.hunters.c>

