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HERE TO GET *you* THERE



Stephensons Lane

Brampton, CA8 1RU

Guide Price £185,000

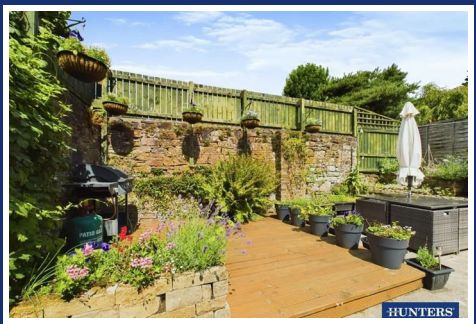
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- No Onward Chain
- Charming End of Terrace House close to Brampton Town Centre
- Well Presented and Nicely Maintained Throughout
- Spacious Open-Plan Dining Kitchen
- Cosy Living Room with Decorative Fireplace and Patio Doors
- Two Double Bedrooms over the First and Second Floors
- Three-Piece Bathroom plus Ground-Floor Office/Store
- Private Walled Garden to the Side of the Property
- Perfect for First Time Buyers, Professionals or Holiday Home
- EPC - E

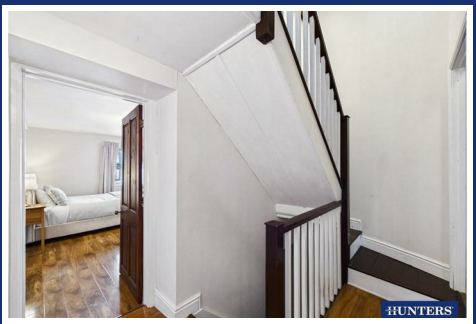
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Brampton, CA8 1RU

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Offered to the market with no onward chain, this charming two-bedroom end-of-terrace home is ideally positioned just moments from Brampton town centre and offers well-presented, characterful accommodation arranged over three floors. Nicely maintained throughout, the property features a spacious open-plan dining kitchen, perfect for everyday living and entertaining, alongside a cosy living room with a decorative fireplace and patio doors opening towards the garden. A useful ground-floor office/store provides additional flexibility, while the first and second floors offer two generously sized double bedrooms and a well-appointed three-piece bathroom. Externally, the property benefits from a delightful private walled garden to the side, creating an attractive and secluded space for relaxing or outdoor dining. Conveniently located for Brampton's shops, cafés, amenities and transport links, this appealing home would make an excellent choice for first-time buyers, professionals, couples or those seeking a characterful holiday home. Viewing is highly recommended to fully appreciate all this lovely property has to offer.

Utilities, Services & Ratings:
Gas Central Heating.
EPC - E and Council Tax Band - A.

Brampton is a charming and historic market town offering a wide range of amenities, including a doctor's surgery, shops, a post office, public houses and both primary and secondary schools. The town is well placed for excellent transport links, with the A69 providing convenient access towards Carlisle and Newcastle, while junctions 43 and 44 of the M6 motorway are also within easy reach. For lovers of the great outdoors, Brampton Golf Club offers an impressive 18-hole course with stunning panoramic views, while Hadrian's Wall, Talkin Tarn and the surrounding Cumbrian countryside provide endless opportunities for walking and exploring. The Lake District National Park is also readily accessible, making Brampton an excellent base for enjoying both everyday convenience and the beautiful landscapes of the wider region.

GROUND FLOOR:

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.

FIRST FLOOR:

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.

SECOND FLOOR:

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.

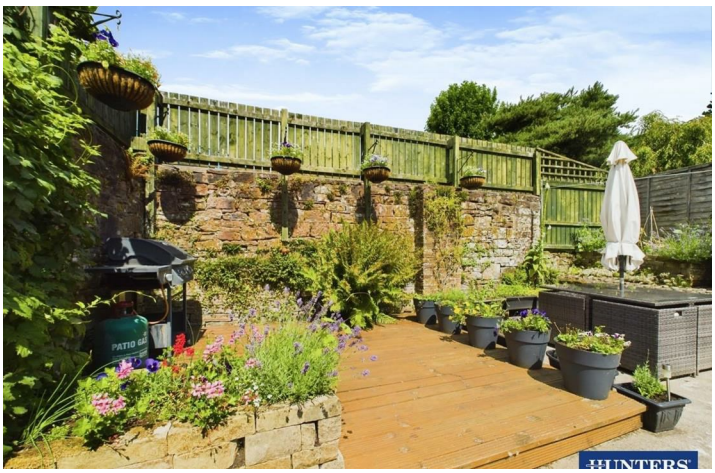
WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///enable.counts.removable

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.

AGENTS 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 Stephensons Lane however this does not form part of either title.

Floorplan


HUNTERS
HERE TO GET you THERE
Dining Kitchen
21'3" x 14'1"
6.48 x 4.30 m
Office/Store
5'0" x 5'1"
1.54 x 1.57 m
Store
3'6" x 2'9"
1.09 x 0.85 m
Hallway
3'5" x 5'9"
1.06 x 1.77 m
Living Room
10'10" x 15'5"
3.32 x 4.70 m
Ground Floor
Bathroom
8'1" x 6'5"
2.48 x 1.97 m
Landing
10'6" x 5'2"
3.22 x 1.59 m
Bedroom One
10'11" x 15'9"
3.34 x 4.82 m
Floor 1
Store
Bedroom Two
20'2" x 11'9"
6.15 x 3.60 m
Floor 2
Approximate total area(1)
1050 ft²
97.4 m²
Reduced headroom
149 ft²
13.8 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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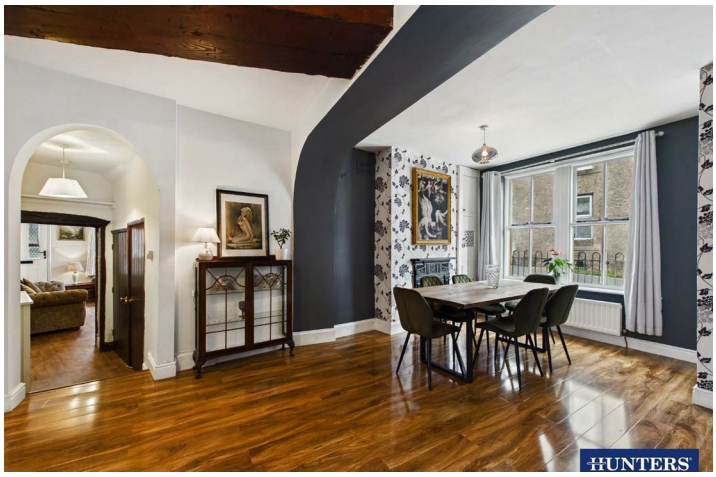






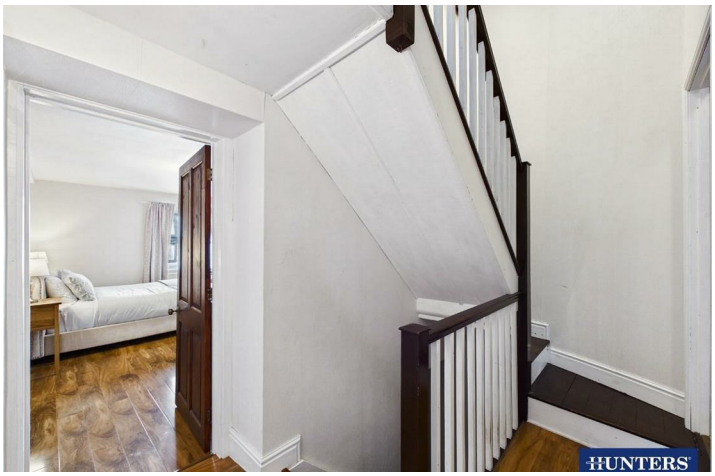








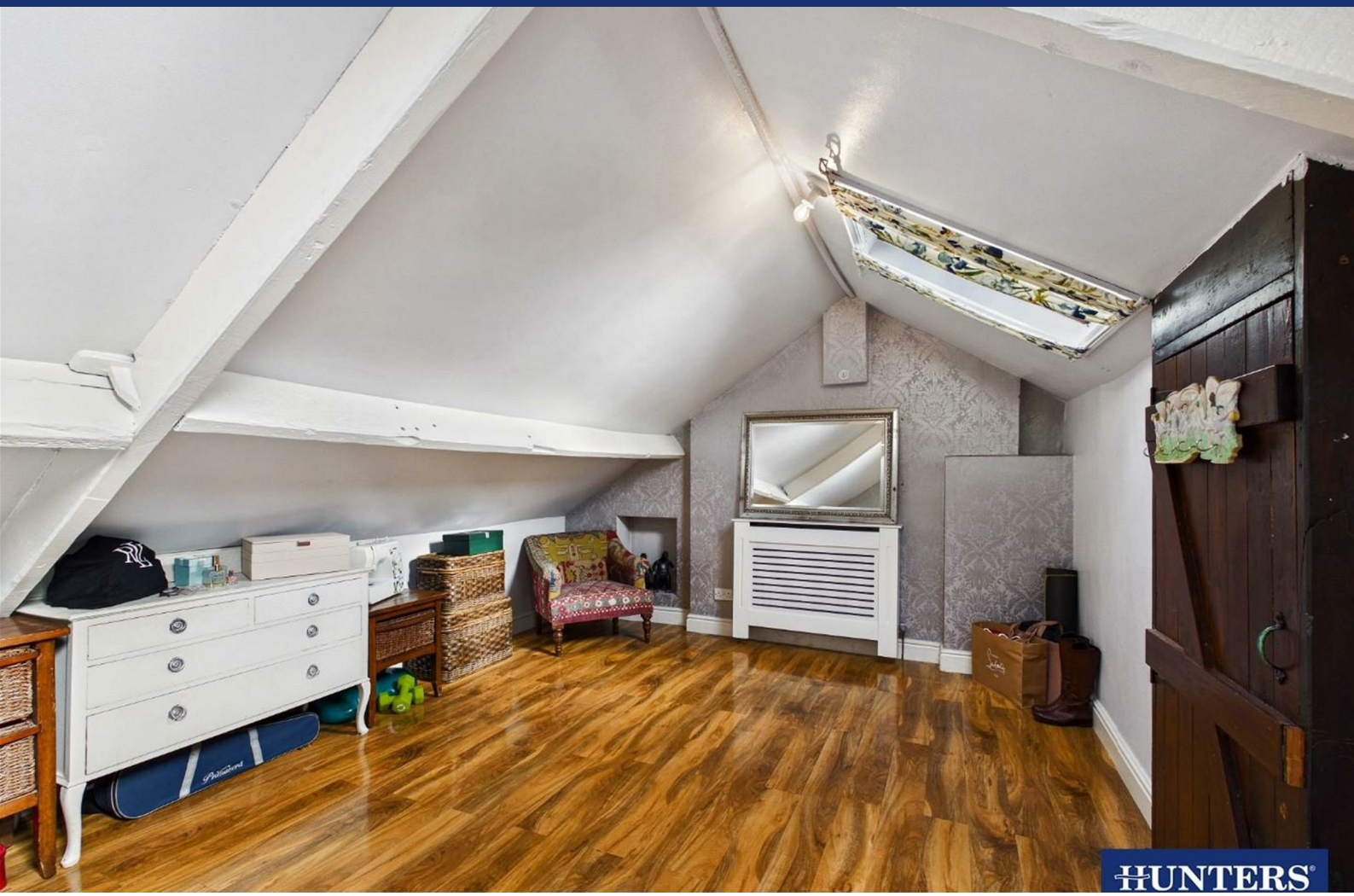




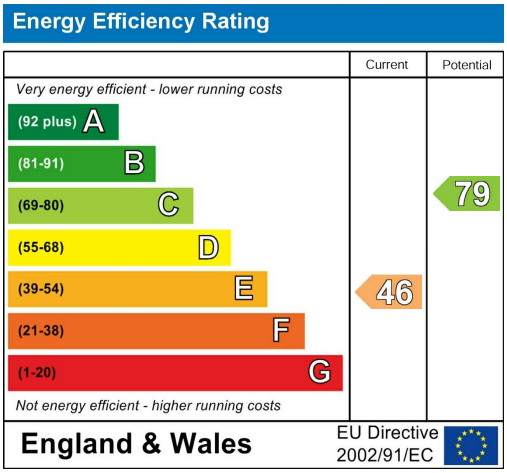


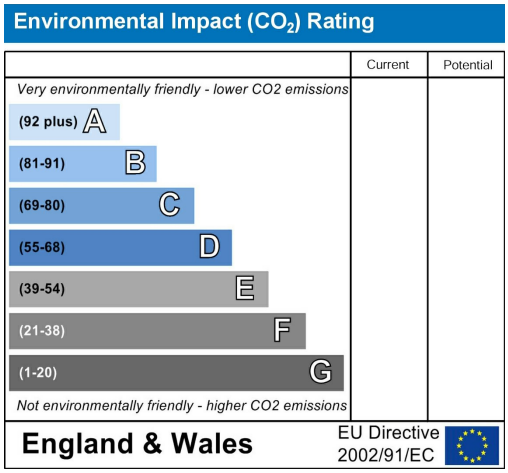






Energy Efficiency Graph

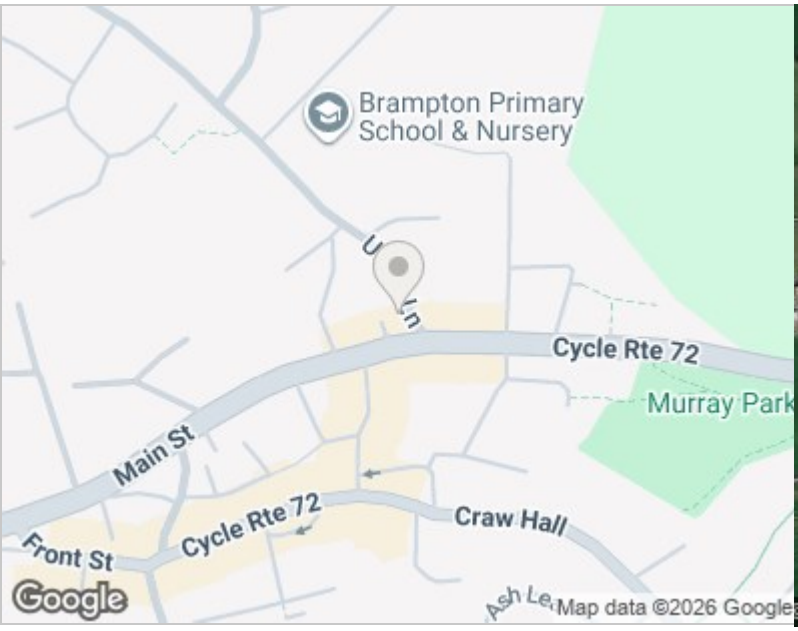




Viewing

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





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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.

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The Property Ombudsman