



Fell View

Milton, Brampton, CA8 1JE

Guide Price £140,000



- Extended End-Link House
- Spacious Living Room & Kitchen
- Three/Four Bedrooms
- Convenient Hamlet Location
- EPC - D
- Well Presented Throughout
- One/Two Reception Rooms
- Modern Family Bathroom
- Viewing Highly Recommended

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Hunters are delighted to present this deceptively spacious three/four bedroom end-link house, which boasts flexible living accommodation throughout. Situated in the hamlet of Milton, the property is excellently placed for access to the A69 or Brampton and would suit a range of purchasers. Viewing comes highly recommended.

The accommodation briefly comprises of entrance hall, living room, kitchen, rear hall, utility room and bedroom four/reception room to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally the property has an enclosed rear yard and the benefit of residents parking. Double glazing and wet electric central heating system. EPC - D and Council Tax Band - A.

Milton is a quiet hamlet setting located just off the A69. The market town of Brampton is a five minute drive away which provides amenities such as convenience stores, butchers, hairdressers, public houses and primary & secondary schools. The A69 provides direct access to Carlisle within 20 minutes and the North East within approximately 1 hour. For those who love the great outdoors, the North Pennines are just along the road with the Lake District reachable within an hour.

ENTRANCE HALL

6'1" x 5'8" (1.85m x 1.73m)

Entrance door from the front with internal glazed door to the living room. Stairs to the first floor. Radiator.

LIVING ROOM

14'6" x 12'4" (4.42m x 3.76m)

Spacious living room with double glazed window to the front aspect, radiator and storage cupboard housing the electric boiler. Door to the kitchen. Measurements to the maximum points.

KITCHEN

15'5" x 8'9" (4.70m x 2.67m)

Fitted kitchen comprising base and drawer units with complimentary wooden worksurfaces over. Wall mounted display corner units. Integrated electric oven with electric hob and extractor unit over. Belfast style sink with mixer tap. Undercounter space for two appliances with the addition of plumbing for a dishwasher. Space for fridge freezer. Double glazed window and internal door to the rear hallway.

REAR HALLWAY

External door to the rear yard with internal doors to the utility room and bedroom four/reception room. Radiator.

UTILITY ROOM

8'8" x 6'0" (2.64m x 1.83m)

Fitted wall, base and larder units with worksurfaces above. Space/plumbing for washing machine and space for tumble drier. One and a half bowl sink with mixer tap. Obscured double glazed window, radiator and recessed spotlights.

BEDROOM FOUR / RECEPTION ROOM

13'7" x 12'5" (4.14m x 3.78m)

Double glazed window, radiator and fitted base units with worksurface above. Measurements to maximum points.

LANDING

Stairs up from the ground floor with internal doors to three bedrooms, bathroom and storage cupboard housing the hot water cylinder.

BEDROOM ONE

12'1" x 11'10" (3.68m x 3.61m)

Double glazed window to the front aspect, radiator.

BEDROOM TWO

11'7" x 11'5" (3.53m x 3.48m)

Double glazed window to the rear aspect, radiator.

BEDROOM THREE

6'6" x 6'3" (1.98m x 1.91m)

Double glazed window to the front aspect, radiator and loft access hatch.

BATHROOM

6'9" x 5'5" (2.06m x 1.65m)

White three piece bathroom suite comprising WC, wash hand basin and bath with mains shower over. Obscured double glazed window, chrome towel rail, part tiled walls, extractor fan and recessed spotlights.

EXTERNAL

At the rear of the property there is an enclosed yard with double gates to the rear lane. Out store with power and lighting and outdoor tap.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - minerals.larger.wound

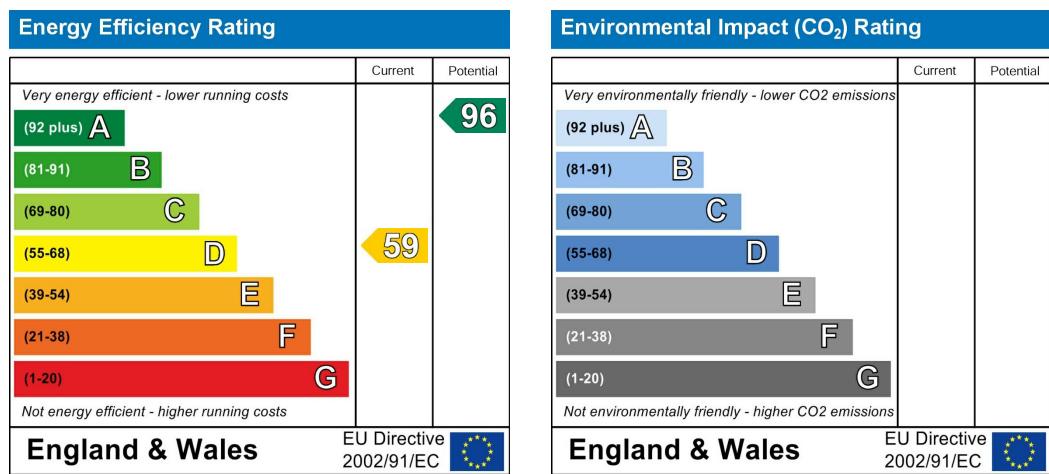
Floorplan







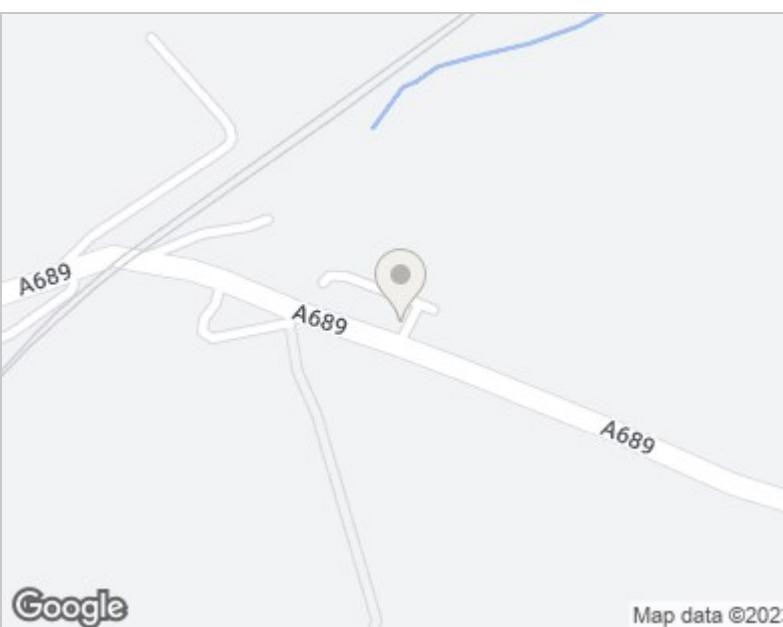
Energy Efficiency Graph



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



Tel: 01228 584249



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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