



**Hayward
Tod**

3 bedroom Semi-Detached House | 98 Brampton Road | Carlisle | CA3 9AU

£350,000





Generously proportioned semi detached home with garage in a sought after north of the river location. Good rear garden. Further potential to improve if desired.

Entrance vestibule | large inner hallway | sitting room | dining room | conservatory | kitchen | utility | bathroom | separate W.C. | three good bedrooms | boarded attic with roof light | detached garage | driveway parking | good size rear garden | double glazing | gas central heating | EPC pending | council tax band D

APPROXIMATE MILEAGES

City centre 1.3 | M6 motorway 2.4 | Carlisle Lake District Airport 5.3 | Newcastle International Airport 54.9

WHY BRAMPTON ROAD?

A popular residential address to the north of the city, Brampton Road is perfectly placed for access to the city centre, superb amenities of Stanwix, public transport, the wider road network and parkland. Just a short walk from an excellent range of shops, amenities, bars and restaurants as well as Stanwix Primary school, with the village of Houghton just a short distance in the opposite direction which also has a primary school, shop and popular restaurant.

ACCOMMODATION

The internal accommodation is well proportioned being a larger example of the standard three bedroom semi detached homes on Brampton Road. A wide entrance hall welcomes you into the property and houses the stairs to the first floor. There are two good reception rooms, one to the front and a second to the rear which leads through to a conservatory providing access to the garden. The kitchen has a range of fitted units and quality worktops and is complemented by a useful utility room which also provides external access. To the first floor are three bedrooms. The larger two mirror the reception rooms below them and the third is a larger single or small double. The bathroom is a

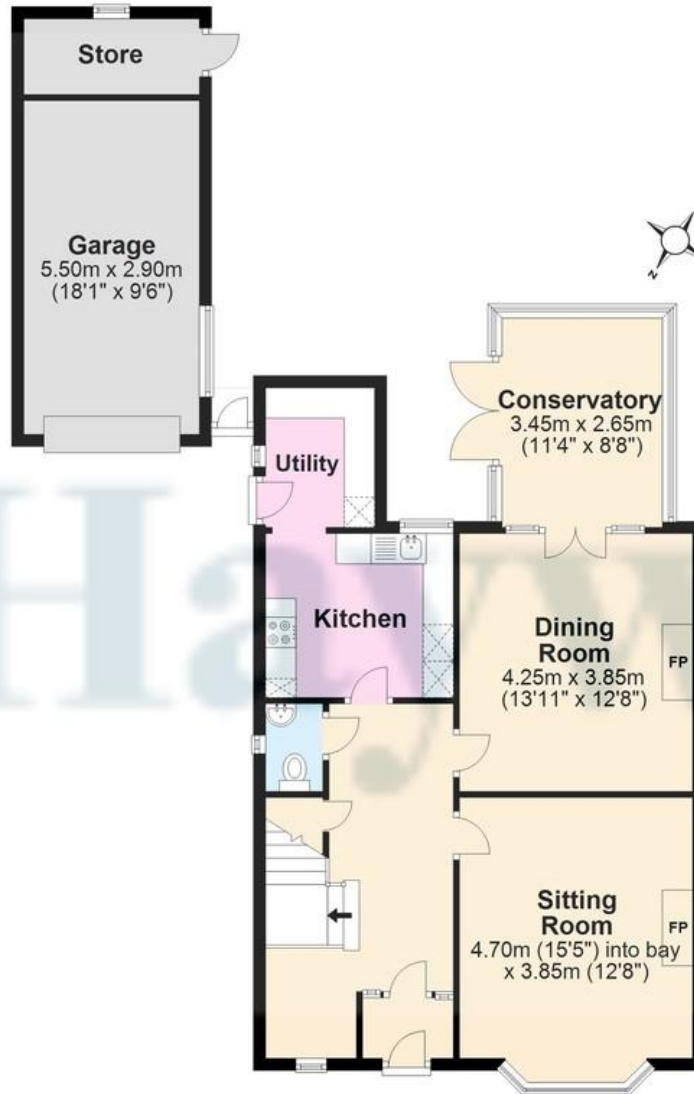


good size and has a separate W.C., both of which would benefit from some cosmetic modernisation. There is a loft with roof light and ladder access from the landing. Externally the property sits back from the road behind a small lawn and hedge. A driveway leads up the side of the property towards the detached single garage/store. At the rear the garden is sizeable and afforded good privacy and features a range of mature plants. The property is double glazed and gas centrally heated. In short the property has the potential to be a wonderful family home in a sought after area north of the city.



Ground Floor

Approx. 94.9 sq. metres (1022.0 sq. feet)



First Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



Total area: approx. 156.3 sq. metres (1682.7 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.