



**Hayward
Tod**

2 Bedroom Mid Terrace | 7 Moat Street | Brampton | CA8 1UJ

£125,000





Superb central location within walking distance of a wide range of amenities. Just minutes from the A69 and M6 motorway for access to the wider region. Deceptively spacious accommodation with significant potential. Excellent starter home or holiday cottage.

entrance hall and stairs | living room | dining room | kitchen | two double bedrooms | bathroom | rear yard | two rear stores | front store | partial double glazing | gas central heating | mains water and drainage | freehold | EPC D | Council tax band B

APPROXIMATE MILEAGES

A69 1 | M6 7.5 | Talkin Tarn 2 | Newcastle 48 | Carlisle 9.5 | Penrith - North Lake District 26

WHY BRAMPTON?

A bustling market town just to the east of Carlisle, Brampton is conveniently located to enjoy all that our region has to offer. Situated within a short walk of a Co-op and good butchers as well as other local shops, a Pub and school the property has everything you could need easily to hand. The two World Heritage Sites of Hadrian's Wall and the Lake District are both with half an hours drive, not to mention the picturesque Solway Coast and Eden Valley. Brampton also benefits from a good Golf Club and a station on the Carlisle-Newcastle railway line.

ACCOMMODATION

Deceptively spacious throughout and comprising two good sized reception rooms and a kitchen on the ground floor the spaces are currently utilised as a living room and a dining room. The kitchen at the rear has a range of fitted units, but could be reconfigured to create a breakfast bar dining area at one end should it be required. From the kitchen a door leads to the ample rear yard where there are two brick built store sheds. In addition to the stores at the rear there is also a store to the front of the property behind the blue



door bearing the number 5. The stairs to the first floor are flooded with light thanks to a first and second floor window in the stairwell. The main bedroom is ample with a dual front and rear aspect, with the view to the front looking towards the Moat after which the street is named. The second bedroom, also a double, has a built in cupboard. The bathroom is partly tiled and a good size, offering further potential to enhance should the incoming buyer wish. The property is partly double glazed and has recently had a new composite front door.



FLOOR PLAN TO FOLLOW

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtd.co.uk
haywardtd.co.uk

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.