



**Hayward  
Tod**

**4 bedroom Semi Detached House | 143 Brampton Road | Carlisle | CA3 9AX**

**Guide Price £315,000**





An attractive 1930s four bed semi detached house with bright north west facing rear garden and garage with EV charging point. Modern kitchen and bathroom. Excellent location handy for Stanwix, Rickerby Park, River Eden and city services.

#### ACCOMMODATION SUMMARY

Hall and stairs | Cloakroom | Sitting room | Living/dining room | Fitted kitchen | First floor landing | Front double bedroom one | Rear double bedroom two | Front double bedroom three | Front single bedroom four | Bathroom | Separate WC | Forecourt garden | Driveway parking | Single garage with electric door and EV charging point | Gate to side | Pleasant rear garden | All mains services | Gas central Heating | Double/triple glazing | Council Tax Band - D | EPC rating - C | Freehold

#### APPROXIMATE MILEAGES

Stanwix Primary School 0.5 (11 minute walk) | Entrance to Rickerby Park 0.2 | Central Carlisle - West Coast Main Line Station 1.6 | M6 J43 3 | Hadrian's Wall UNESCO Site - Birdoswald Fort 15 | Lake District National Park - Caldbeck 14.7, Pooley Bridge Ullswater 25.6 | Newcastle International Airport 55



#### WHY BRAMPTON ROAD?

A popular residential address just north of the city centre, 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, the property is well located for residents of all ages. With a wide range of travel options, Brampton and Newcastle, the Solway Coast, and the Lake District are all within easy reach.

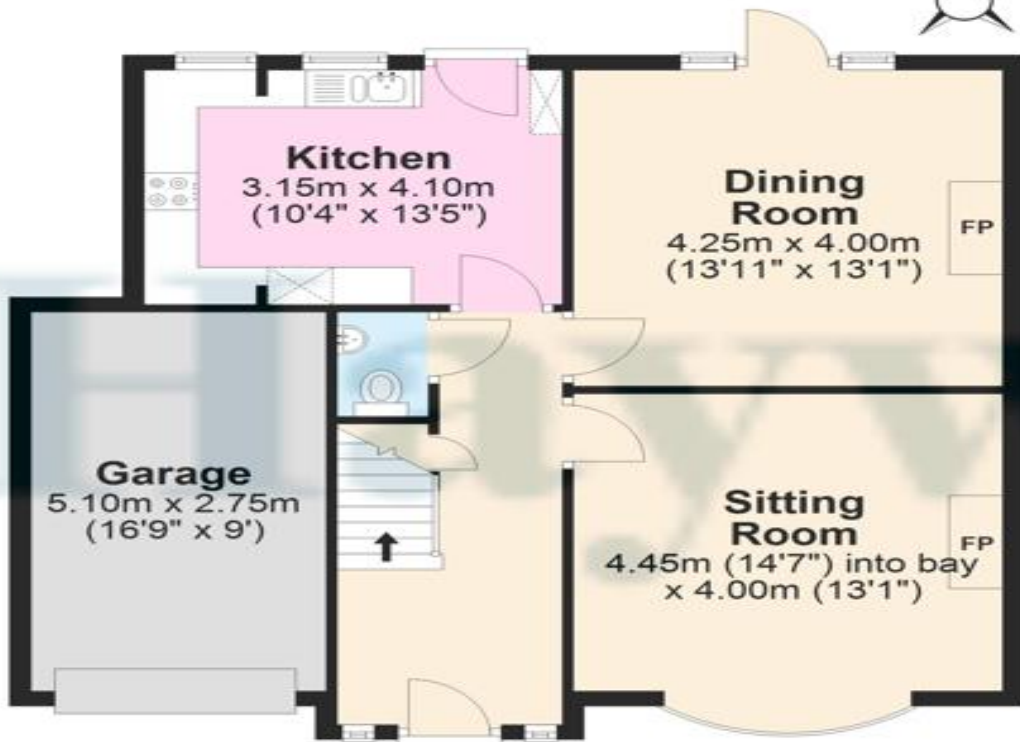
## DESCRIPTION

An appealing 4 bed semi detached house with good living space and attractive, private rear garden. The property benefits from a forecourt lawned garden with parking and single garage with EV charging point. The sitting room has a bowed window and the rear living/dining room has access to the garden. The modern fitted kitchen has some integral appliances and two windows and a door to the rear garden. A cloak room is tucked away under the stairs. On the first floor are three double bedrooms, a single bedroom, bathroom with roll top bath and shower cubicle. Standalone WC with washbasin.



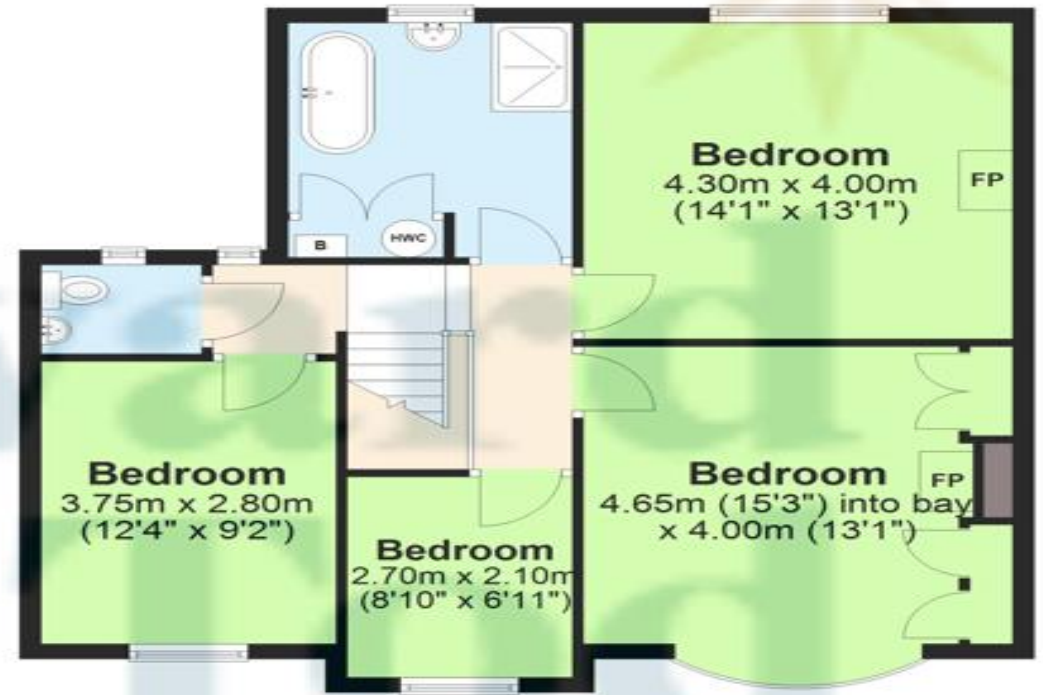
## Ground Floor

Approx. 76.6 sq. metres (824.0 sq. feet)



## First Floor

Approx. 69.4 sq. metres (746.5 sq. feet)



Total area: approx. 145.9 sq. metres (1570.5 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.