



**14 Stanegate Way, Low Row, Brampton, CA8 2HX**

**Offers in the region of  
£295,000**

Vicinity Homes are delighted to offer to the market this well presented and deceptively spacious, three double bedroom detached house situated on a generous sized plot within the popular village of Low Row. The village is located approximately four miles East of Brampton and has excellent access onto the A69 towards Newcastle & Carlisle. The accommodation briefly comprises of an entrance hallway, breakfast kitchen, utility room, cloakroom/WC, dining room, study/office, lounge and a sun room. To the first floor there are three double bedrooms, spacious master en suite shower room and a bathroom. The property also benefits from double glazing, electric heating, on site parking for approximately five vehicles, garage and a good sized garden to front and rear. This family home boasts fantastic views over the surrounding countryside to the rear of the house and offers spacious accommodation. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family. The property is offered to the market with no onward chain.

### Directions

From Brampton head East along the A69. Turn left where sign posted for Low Road. Continue straight ahead at the corner bend over the railway. Turn left onto Stanegate Way. The property is the first on the right hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating an electric storage heater, under stairs storage cupboard and stairs to the first floor.



### Breakfast Kitchen 12'5" x 9'9" (3.794m x 2.997m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a dishwasher, space for an under counter fridge, double glazed window to rear and an electric heater.



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**Utility Room 7'5" x 5'9" (2.268m x 1.764m)**



**Rear Vestibule 4'8" x 3'2" (1.434m x 0.979m)**

Incorporating a door to rear and tiled floor.



**Cloakroom/WC 3'8" x 3'4" (1.127m x 1.040m)**

Incorporating a double glazed obscured window to side, WC and tiled floor.

**Dining Room 12'3" x 10'9" (3.734m x 3.297m)**



Incorporating fitted wall units, work surface, double glazed window to rear, sink unit and plumbing for washing machine.

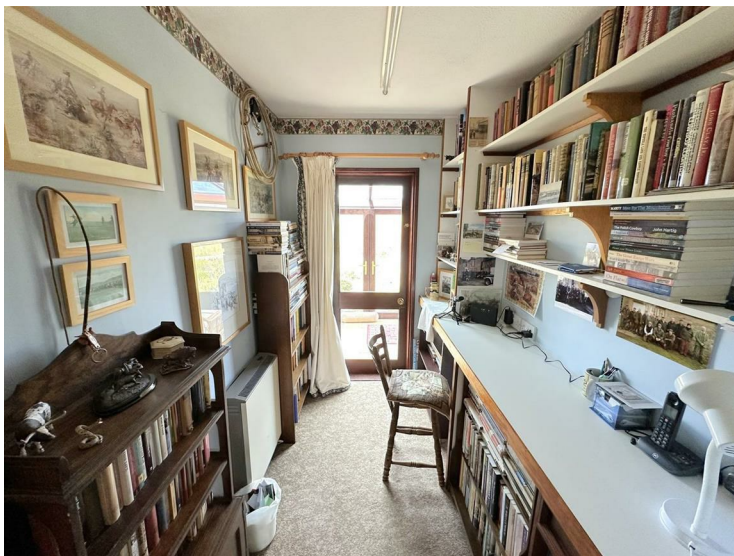
Incorporating a double glazed window to front, electric storage heater and coving to the ceiling.



**Lounge 22'5" x 11'9" (6.834m x 3.588m)**



**Study/Office 9'9" x 5'7" (2.986m x 1.705m)**



Incorporating a double glazed window to front, double glazed window to side, double glazed patio doors to the Sun Room, feature fireplace and two electric storage heaters.



Incorporating a glazed door into the Sun Room and an electric heater.

**Sun Room 22'10" x 6'9" (6.971m x 2.076m)**



Incorporating double glazed french doors to rear, double glazed window to side, tiled floor and an electric heater.



## First Floor Landing



Incorporating a double glazed skylight to front, built in storage cupboard and loft access.



## Bedroom One 14'9" x 11'9" (4.516m x 3.604m)



A double bedroom incorporating a double glazed window to front, electric storage heater and fitted wardrobe/storage. There is some restricted head height due to the sloped ceiling.

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**En Suite Shower Room 11'5" x 7'2" (3.503m x 2.191m)**



Incorporating a four piece suite comprising of a double shower cubicle, pedestal wash hand basin, WC and a bidet. Double glazed skylight to rear, tiled splash areas, electric heater, extractor fan and inset ceiling lights.



## View From En Suite



There are fantastic views over the rear garden from the en suite.

## Bedroom Two 15'1" max x 10'8" (4.607m max x 3.274m)



A double bedroom incorporating a double glazed window to rear, electric storage heater and fitted wardrobe/storage. There is some restricted head height due to the sloped ceiling.



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## View From Bedroom Two



The second bedroom also has views over the garden and surrounding countryside.

## Bedroom Three 10'9" x 8'7" (3.280m x 2.629m)



A double bedroom incorporating a double glazed skylight to front and an electric storage heater. There is some restricted head height due to the sloped ceiling.



### Bathroom 7'2" x 5'5" (2.192m x 1.671m)



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, electric heater and tiled splash areas.



### Outside



The property is approached by on site parking for approximately five vehicles, there is also a shillied area and two gated access points to the rear garden. To the rear of the property there is an enclosed garden with patio seating areas, steps down, shillied areas, flower and shrub beds, lawn area and an outside tap.



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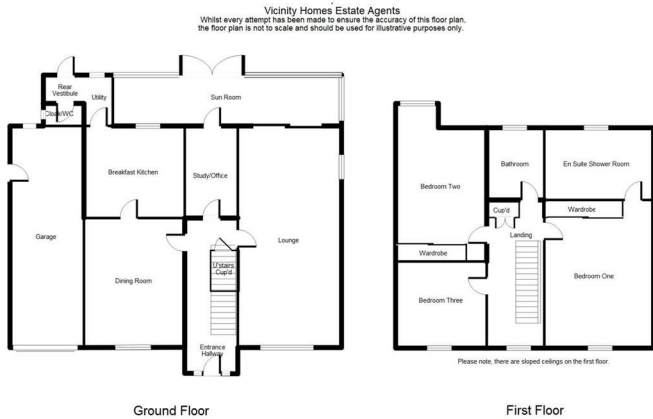


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## Garage 21'10" x 10'1" (6.670m x 3.077m)

Incorporating an up and over door, window to rear, power, lighting and door to side.

## Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

## EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2050-3037-7204-3264-3204>

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band D.

## Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

## Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

## Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

## Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

## Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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