



20 Beckside Gardens, Brampton, CA8 1US

**Offers in the region of
£160,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom, mid link house situated within a cul-de-sac location in Brampton. The property is close to a range of local amenities, popular Primary & Secondary Schools, bus route and has excellent access onto the A689/A69 towards Carlisle and Newcastle. Brampton is approximately eight miles East of Carlisle and approximately four miles North East of Warwick Bridge. The accommodation has been modernised by the current vendor and briefly comprises of an entrance porch, lounge, modern dining kitchen and a garden room with french doors. To the first floor there are two double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, block paved driveway and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers.

Directions

Approached Brampton via the A69, at the round about take the second exit towards Brampton. Take the turning on the right. Continue along Paving Brow. At the cross roads proceed straight across onto Tree Road. Turn left onto Oak Park and follow the road to the left onto Becksides Gardens. The property is situated in the cul-de-sac on the right hand side and can be identified by our "For Sale" sign.

Entrance Porch 6'0" x 3'4" (1.843m x 1.041m)

Approached by a door to front, incorporating a double glazed obscured window to side.

Lounge 12'3" x 11'0" (3.742m x 3.377m)



Incorporating a double glazed window to front, radiator, laminate floor and stairs to the first floor.



Dining Kitchen 14'11" max x 12'7" max (4.548m max x 3.850m max)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, integrated dishwasher and plumbing for a washing machine. Double glazed window to rear, radiator, extractor fan and under stairs storage cupboard.





First Floor Landing



Garden Room 10'9" x 7'4" (3.296m x 2.245m)



Incorporating double glazed french doors to side and inset ceiling lights.

Incorporating laminate floor and loft access which has a pull down ladder. The loft is boarded.

Bedroom One 11'8" x 10'3" (3.578m x 3.131m)



A double bedroom incorporating two double glazed windows to front, radiator, laminate floor and built in storage cupboard.

Bedroom Two 10'4" x 8'1" (3.167m x 2.464m)



A double bedroom incorporating a double glazed window to rear, double glazed skylight to rear, radiator and laminate floor. Please note, there is some restricted head height.





Bathroom 8'8" x 6'6" (2.655m x 1.999m)

Outside



Incorporating a modern three piece suite comprising of a bath with mixer tap & shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas, laminate floor, built in storage cupboard and extractor fan.

The property is approached by block paved driveway and a front garden with lawn area and flower & shrub beds. To the rear of the property there is an enclosed garden with block paved seating area and shillied area.



Estate Agents Note

The property has been modernised by the current vendor over the last few years, including a new bathroom, new kitchen, new double glazing, new boiler, new fascia's, new gutters and a new roof on the garden room.

Floor Plan



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

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2500-8510-2595-3441>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: 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.

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 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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