



HUNTERS®

Walton, Brampton, CA8 2DH

Guide Price £275,000



- No Onward Chain
- Wonderful Potential to Personalise
- Two Spacious Versatile Reception Rooms
- Three-Piece Bathroom
- Gated Driveway Providing Ample Off Road Parking

- Detached Bungalow Situated in Desirable Village Location
- Kitchen with Opportunity to Modernise
- Two Well-Proportioned Bedrooms
- Situated on a Generous Plot with Front, Side & Rear Gardens
- EPC - G

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Offered to the market with no onward chain, this detached bungalow presents an ideal opportunity for buyers seeking a home with scope to personalise and update. Occupying a desirable position in the sought-after Village of Walton, the property briefly comprises a fitted kitchen, spacious front-aspect living room benefitting from Countryside views, as well as a versatile second reception room, which could be utilised as a dining room, study or additional sitting room, depending on individual requirements. Two well-proportioned bedrooms and a three-piece bathroom complete the internal accommodation. The property is situated on a generous plot, with wrap around gardens to the front, sides and rear of the property, featuring grassed lawns, a range of fruit trees, flower beds and shrubs. Countryside views to the front of the property further enhance the privacy of the plot, providing a great space for al-fresco dining, gardening and children's play. A gated driveway provides valuable off road parking.

Utilities, Services & Ratings:

Electric Radiators in Entrance Hallway, Living Room and Dining Room. Partial Double Glazing.
EPC - G and Council Tax Band - D.

Walton is a quiet, sought-after Village, benefitting from a local Church and a Village Hall. Additional amenities can be found in the popular Market Town of Brampton, which is located just 3 miles away, with both Primary and Secondary Schools, Pubs, Cafes and Takeaway Food Outlets. A wider range of amenities available in Carlisle, located approximately 10 miles away. The Village is known for its history, being situated close to Hadrian's Wall, with a nearby National Trail route being popular with walkers.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal doors to two reception rooms, two bedrooms and family bathroom, and an electric radiator.

LIVING ROOM

Double glazed windows to front and side aspect, electric radiator, built-in storage cupboard, and coal fire. The current owners have boarded over the coal fire to allow use of an electric fire.

DINING ROOM

Double glazed windows to side aspect, coal fire with surround, internal doors to entrance hallway and kitchen, built-in storage cupboards, and an electric radiator.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units, with worksurfaces and upstands above, space for free-standing appliances such as below-counter oven and fridge-freezer. Part-tiled walls, and a double glazed window to side aspect.

BEDROOM ONE

Double glazed window to front aspect.

BEDROOM TWO

Window to rear aspect.

BATHROOM

Three-piece suite comprising WC, basin and bath, with part-tiled walls, and window to rear aspect.

EXTERNAL:

The property benefits from generous wrap around gardens to the front, sides and rear of the property, featuring enclosed grassed lawns, a variety of fruit trees, flower beds and shrubs.

To the rear of the property, a gated driveway provides ample off-road parking. Concrete rear patio, with wooden-frame outbuilding and shed. The concrete pathway continues around the perimeter of the property.

WHAT3WORDS:

For the location of this property, please visit the [What3Words App](#) and enter - [///backswing.player.converged](https://backswing.player.converged)

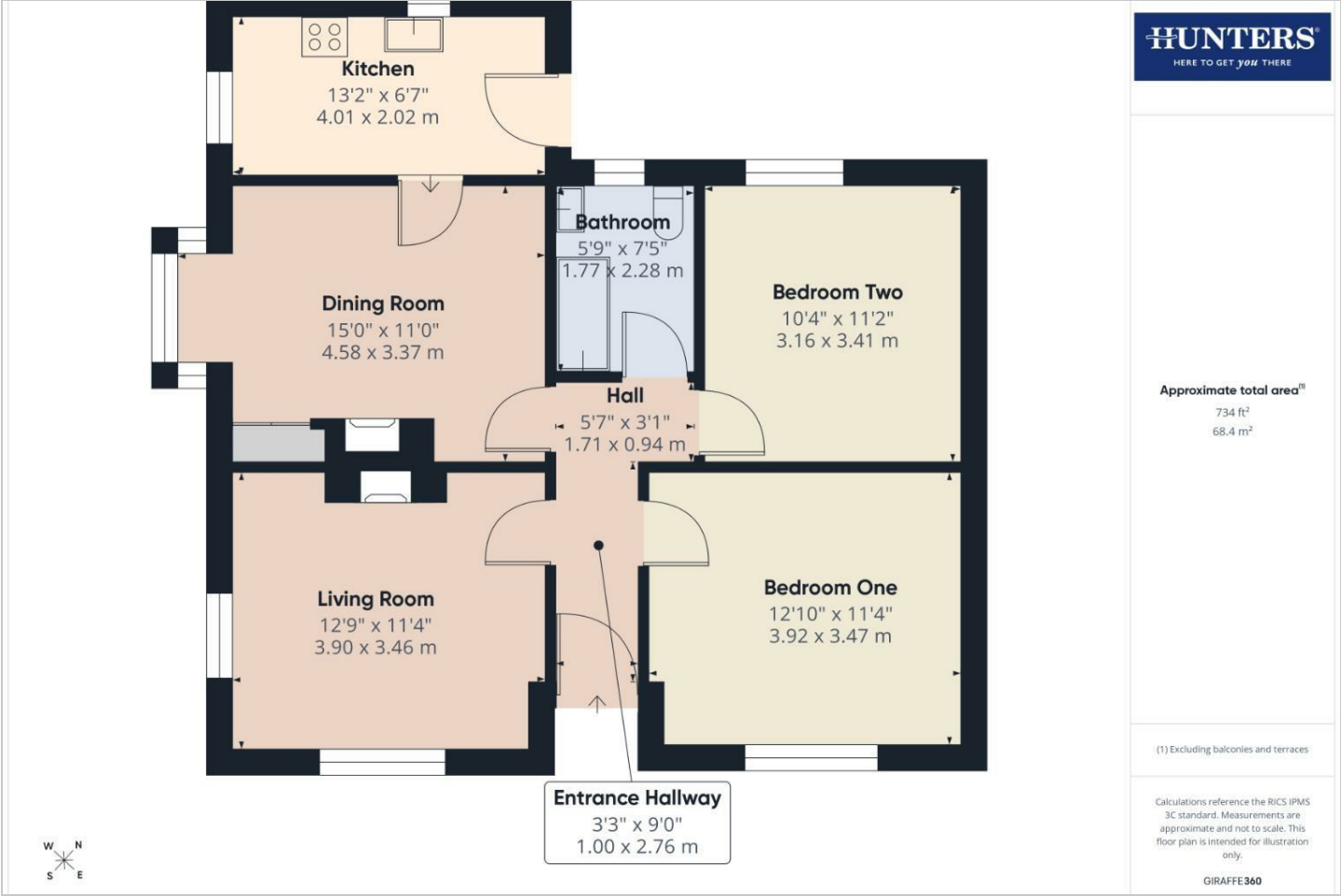
AML DISCLOSURE:

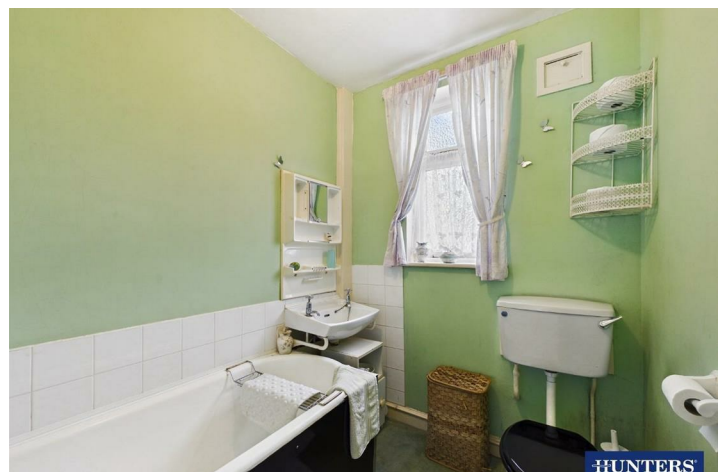
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

AGENT'S NOTES:

We have been advised that this property is not registered. Please ask the Carlisle Office for further details.

Floorplan

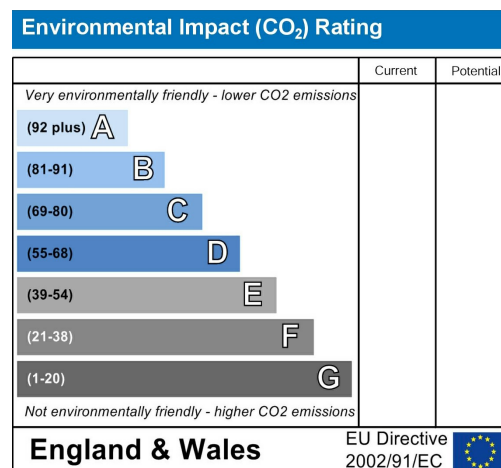
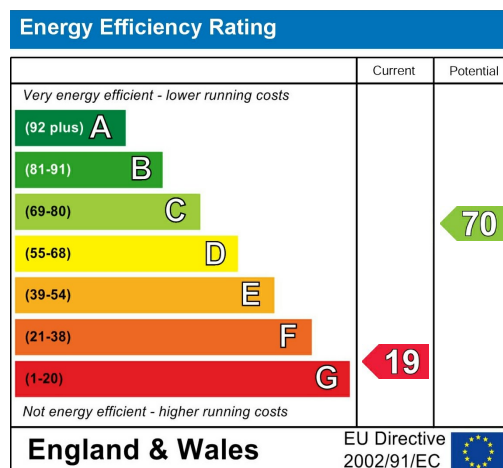






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Energy Efficiency Graph

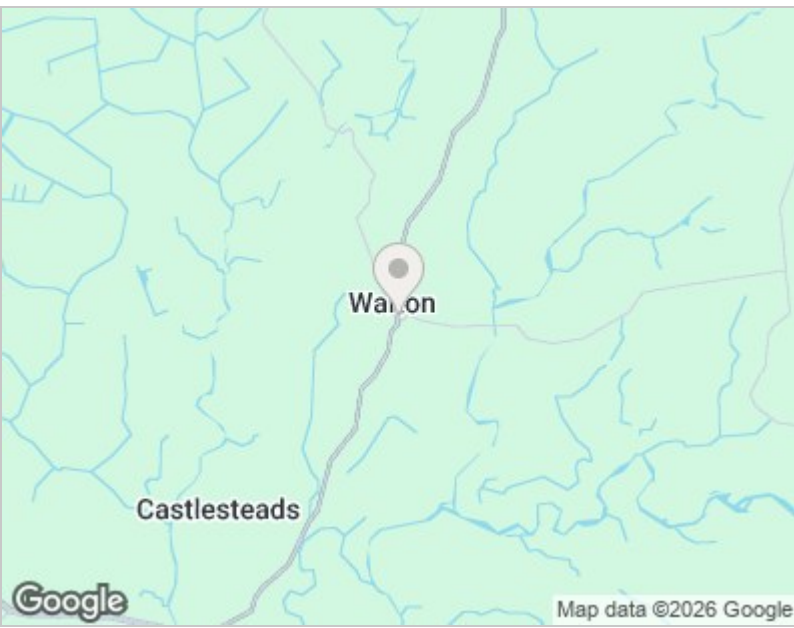


Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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