





**A GENEROUSLY PROPORTIONED four-bedroom PERIOD SEMI-DETACHED home positioned on the ever-popular Brampton Road, just moments from EXCELLENT AMENITIES, reputable schools, and only a short walk from the mainline railway station, perfect for convenient FAMILY LIVING.**

**Offers Over: £1,000,000**

The accommodation is arranged over two floors and offers a generous and versatile layout. The ground floor features an entrance hall leading to a bay-fronted living room, a separate family room, and a well-proportioned dining room. To the rear, there is a utility room, a kitchen, and a conveniently located shower room.

Upstairs, the first floor comprises four bedrooms, including two spacious double rooms positioned at the front of the house with bay windows, a further double bedroom, and a well-sized fourth bedroom.

The accommodation is completed by a family bathroom and access to a useful loft space.

Outside, the property enjoys a south-facing rear garden, offering an excellent space for relaxation or outdoor entertaining.

In our opinion, the property presents an exciting opportunity for a buyer to extend and refurbish to their own specification, creating a superb family home in a highly sought-after location.

EPC Rating: D 60

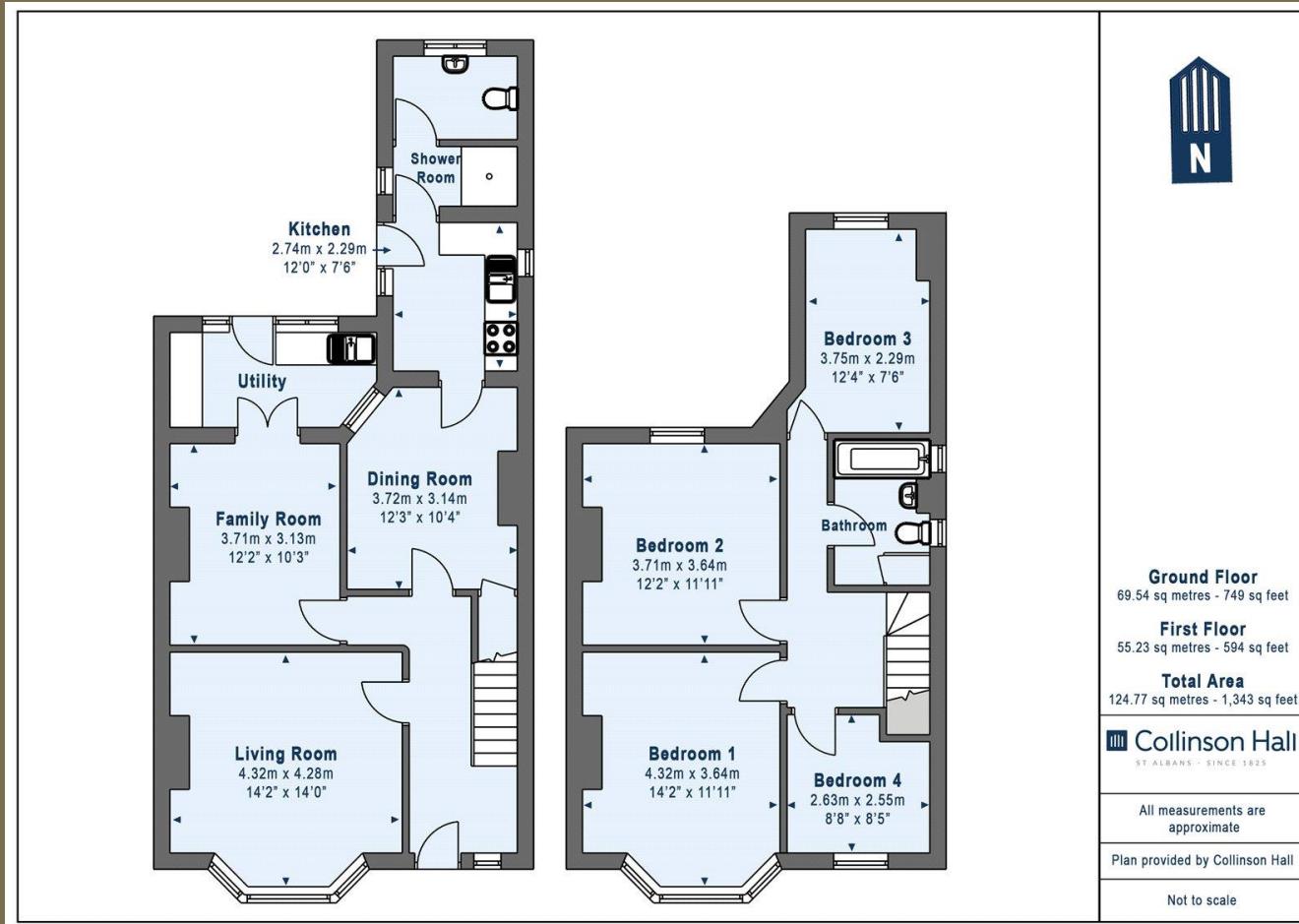
Council Tax Band: E











**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.