



**Popular, yet quiet village location**

**Pleasant rear garden**

**Close to Cockermouth and the Lake District**

**Open lounge/diner with patio doors to rear**

**Large driveway and garage**

**Ideal for first time buyers or investors**



Situated within the quiet village of Little Broughton, 72 Ghyll Bank is a three bed property that would be great for a first time buyer or investor. Requiring some light refurbishment, the property presents the opportunity to put your own stamp on a property and sits in a sought after area. The area is highly suited to those wanting to be close to Cockermouth and the Lake District while avoiding the higher property prices of those areas. The property enjoys views of the fells and is just a short drive into the heart of the Lakes for those looking for outdoor adventure. The accommodation briefly comprises: hallway, lounge, dining room, kitchen and utility. To the first floor are three bedrooms and the bathroom. Externally, there are gardens to both the front and rear and a long driveway leads to the single garage, providing ample off street parking. Internal viewing is highly recommended.

## ACCOMMODATION

### Entrance into:

#### **Hallway** 14' 4" x 6' 0" (4.37m x 1.83m)

Through a uPVC door with double glazed frosted glass. Understairs storage area and a separate downstairs storage cupboard with a uPVC double glazed window and houses the combi boiler. Single panel radiator, uPVC double glazed window and provides access to the dining room, lounge, kitchen and stairs leading to the first floor landing.

#### **Lounge** 12' 4" x 12' 0"(max) (3.76m x 3.65m)

Boasting a stove effect electric fire with a marble hearth and brick inset, built in storage cupboard and TV point. Leads to the rear garden through uPVC double glazed patio doors and opens up to the dining area through feature archway.

#### **Dining room** 12' 0" x 11' 3" (3.65m x 3.43m)

Ample space for a dining table and chairs, decorative coving, phone point, single panel radiator and a uPVC double glazed window.

#### **Kitchen** 7' 3" x 5' 11" (2.21m x 1.80m)

Comprises a range of wall and base units with a complementary worksurface. Built in electric oven, separate gas hob with extractor above. Tiled splackbacks, composite 1.5 sink with drainer and mixer tap and a uPVC double glazed window. Opens up to the utility through an archway.

#### **Utility** 9' 8" x 7' 11" (2.94m x 2.41m)

A good sized area with the potential to be incorporated into the kitchen. Plumbing for a washing machine, space for a tumble dryer and two uPVC double glazed frosted windows. Leads to the rear garden through a uPVC door with double glazed frosted glass.

### Stairs leading to:

#### **First floor landing**

Power point and a uPVC double glazed window and provides access to three bedrooms, bathroom and the loft.

#### **Bedroom one** 11' 11" x 9' 7" (3.63m x 2.92m)

A double bedroom boasting a large, four door fitted wardrobe with sliding mirrored doors. Single panel radiator and a uPVC double glazed window,

#### **Bedroom two** 11' 1" x 9' 3" (3.38m x 2.82m)

A double bedroom with a single panel radiator and a uPVC double glazed window.



### **Bedroom three 8' 10" x 7' 7" (2.69m x 2.31m)**

A good sized third bedroom with a built in storage cupboard, single panel radiator and a uPVC double glazed window.

### **Bathroom 6' 0" x 5' 11" (1.83m x 1.80m)**

Comprises of bath with an electric shower overhead, pedestal hand wash basin and WC. Tiled flooring, part tiled walls, single panel radiator and a uPVC double glazed frosted window.

### **Exterior**

To the front of the property is a low maintenance garden with a long driveway leading to the single up and over garage, providing ample off street parking. To the rear is a pleasant lawned garden.

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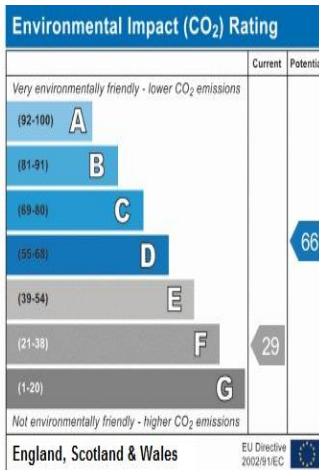
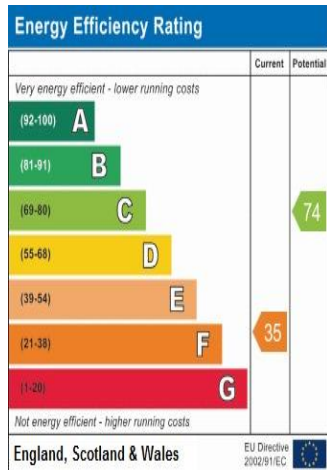
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