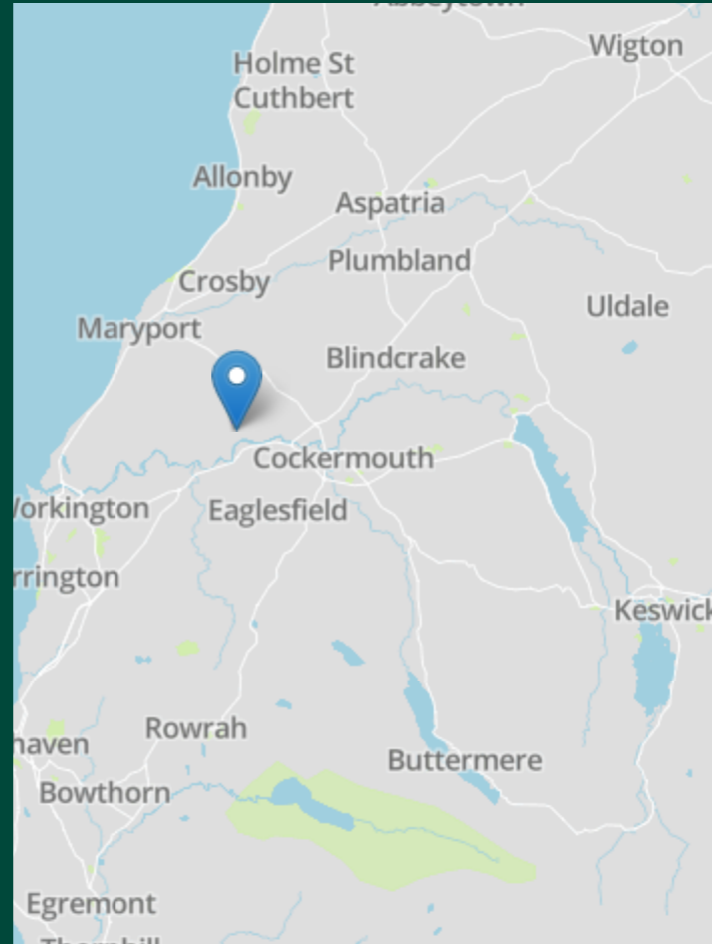


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>84</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## 72 Ghyll Bank, Little Broughton, Cockermouth, CA13 0LW

- Extended 3 bed semi
- South facing garden
- Tenure: freehold
- Fully renovated
- Garage & parking
- EPC rating D
- Open plan ground floor
- Council Tax: Band A

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## LOCATION

Located within the popular village of Little Broughton, only a short drive to Cockermouth, the west coast, and to the Lake District National Park. The neighbouring village of Great Broughton has a post office/shop, bakery, primary/junior school, church and community public house.

## PROPERTY DESCRIPTION

Tastefully styled and renovated to an impeccable standard, this extended three bed semi detached in the popular village of Little Broughton is the perfect first time buyer or small family home.

Boasting a high standard of finishes and contemporary colour schemes, the accommodation comprises open plan lounge/dining room with multifuel stove, feature fireplace and dining for up to 8, with open plan access from the dining area into the kitchen creating a brilliant social layout. To the first floor there are two double bedrooms, a well proportioned single and a high quality three piece family bathroom.

Externally there is an easy to maintain front garden, driveway parking for several cars, garage and enclosed rear garden with lawn and patio.

This beautiful home is sure to be popular, so an early inspection is a must to avoid missing out!

## ACCOMMODATION

### Entrance Hall

Accessed via composite front door with glazed inserts. Stairs to first floor with understairs storage area and built in understairs storage cupboard, door to open plan lounge/dining room.

### Lounge/Dining Room

7.37m x 3.61m (24' 2" x 11' 10") (max measurements) A generous, dual aspect open plan reception room with UPVC doors giving access to the rear garden.

Living Area - Multifuel stove with limestone surround and black granite hearth with alcove shelving to either side, space for three and two seater sofas, TV, telephone and broadband points.

Dining Area - Feature fireplace with the same limestone surround and granite hearth as the lounge, space for a six to eight person dining table and open access into the kitchen.

### Kitchen

5.01m x 2.28m (max) (16' 5" x 7' 6") A dual aspect room, fitted with a range of wall and base units in a light cream shaker style finish, with complementary wood effect work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Four burner countertop mounted induction hob with extractor over, separate electric oven and grill, integrated washing machine and dishwasher and larder units with integrated fridge and freezer. Wall mounted shelving, underfloor heating and UPVC door leading out to the side of the property.

## FIRST FLOOR LANDING

With loft access hatch and doors leading to all first floor rooms.

### Bedroom 1

3.49m x 3.56m (max) (11' 5" x 11' 8") A front aspect double bedroom.

### Bedroom 2

3.57m x 3.61m (11' 9" x 11' 10") A rear aspect double bedroom with concealed storage area behind the bed.

### Bedroom 3

2.31m x 2.69m (7' 7" x 8' 10") A front aspect, large single bedroom with built in shelved storage cupboard with hanging rail.

### Bathroom

1.79m x 1.85m (5' 10" x 6' 1") Fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin in built in vanity unit, partial, marble tiled walls, vertical heated chrome towel rail and obscured side aspect window.

## EXTERNALLY

### Gardens and Parking

To the front of the property, there is offroad parking for two to three cars on the tarmac driveway leading to the garage. To the rear, there is an enclosed garden, mainly laid to lawn with decorative chipped mature borders and patio seating area.

### Garage

A detached garage with up and over door.

## ADDITIONAL INFORMATION

### Referral & Other Information

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From PFK Cockermouth office take the A66 west towards Workington, and after approximately 2 miles take the right hand turn signposted Great and Little Broughton. Follow the road up into the village and bear right where you will enter Little Broughton. Take the second left turn into Kirklea, then turn left again into Ghyll Bank and the property can be found on the left hand side.

