



81 Ghyll Bank, Little Broughton, CA13 0LP

Guide Price £150,000

PFK

# 81 Ghyll Bank

## The Property:

A well presented two bedroom semi-detached home, pleasantly positioned on a large corner plot in the popular village of Little Broughton, just a short drive from the market town of Cockermouth and within easy reach of the stunning Lake District National Park. Offering versatile accommodation and generous gardens, this home is ideal for first time buyers, downsizers, or those seeking a second home or rental investment.

The property features an entrance hallway, a spacious lounge with French windows, with patio doors opening to the garden, a fitted dining kitchen, a practical utility room, and a convenient ground floor WC. Upstairs are two well proportioned bedrooms and a modern family bathroom, offering comfortable and flexible living throughout.

Externally, the home enjoys substantial lawned gardens wrapping around the property and driveway parking. Offered with no forward chain, Ghyll Bank presents an excellent opportunity to secure a superb village home in a sought after location.





## 81 Ghyll Bank

### Location & directions:

Little Broughton is a welcoming village community located just a few minutes' drive from the historic market town of Cockermouth. The village benefits from easy access to local walks, open countryside, and the western Lake District, making it perfect for those who enjoy both convenience and rural charm. Excellent road links connect the area to Workington, Keswick, and the wider region, while Cockermouth offers a vibrant mix of shops, cafes, schools, and amenities.

### Directions

The property can be located on Ghyll Bank using either CA13 0LP or [What3words///panther.refreshed.released](https://what3words.com/panther.refreshed.released)



- 2 bed semi detached home on a generous corner plot
- Popular village setting
- Gardens and driveway
- No forward chain
- Ideal starter home, downsize or investment
- EPC rating D
- Council Tax Band A
- Tenure: Freehold

## ACCOMMODATION

### Entrance

Approached via UPVC door, stairs leading to first floor accommodation, opening to dining kitchen and lounge.

### Lounge

9' 10" x 15' 1" (2.99m x 4.61m)

Bright reception room with window to front, French doors leading out to the rear gardens, two radiators, tiled floor and bifold door to kitchen.

### Dining Kitchen

11' 11" x 15' 1" (3.62m x 4.61m)

Large triple aspect room with windows to front, side and rear elevations. the kitchen is fitted with a range of matching wall and base units with complementary work surfacing incorporating a 1.5 bowl stainless steel sink and drainer unit. Space for oven, dishwasher and undercounter fridge (some appliances can be left if required, subject to negotiation). Space for dining table, radiator and tiled floor. Opening to utility room.

### Utility Room

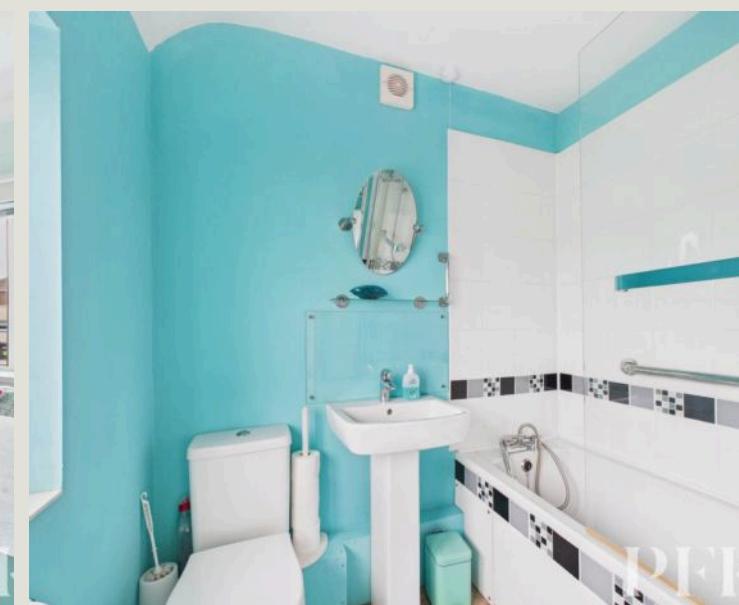
8' 3" x 6' 6" (2.51m x 1.97m)

Fitted with a range of matching wall and base units with complementary work surfacing incorporating a stainless steel sink and drainer, plumbing for a washing machine, space for undercounter fridge, window to rear elevation, radiator, tiled floor, UPVC door to gardens and driveway, door to cloakroom/WC.

### Cloakroom/WC

4' 11" x 2' 6" (1.51m x 0.76m)

Fitted with close coupled WC and window to front.



## FIRST FLOOR LANDING

Window, radiator, doors to accommodation.

### Bedroom 1

9' 9" x 15' 3" (2.97m x 4.64m)

Spacious double bedroom with windows to front and rear elevations, large overstairs storage cupboard and radiators.

### Bedroom 2

8' 8" x 8' 6" (2.63m x 2.58m)

Window, storage cupboard and radiator.

### Bathroom

5' 4" x 6' 5" (1.62m x 1.96m)

Fitted with three piece white suite comprising close coupled WC, wash hand basin and tiled panelled bath with tiled splashbacks and mains shower. Downlights, obscured window and radiator.

## EXTERNALLY

### Garden

The property occupies a generous corner plot with a lawned garden to the front and side. Access leads round to the rear garden which is mainly gravelled, enclosed with mature hedging .

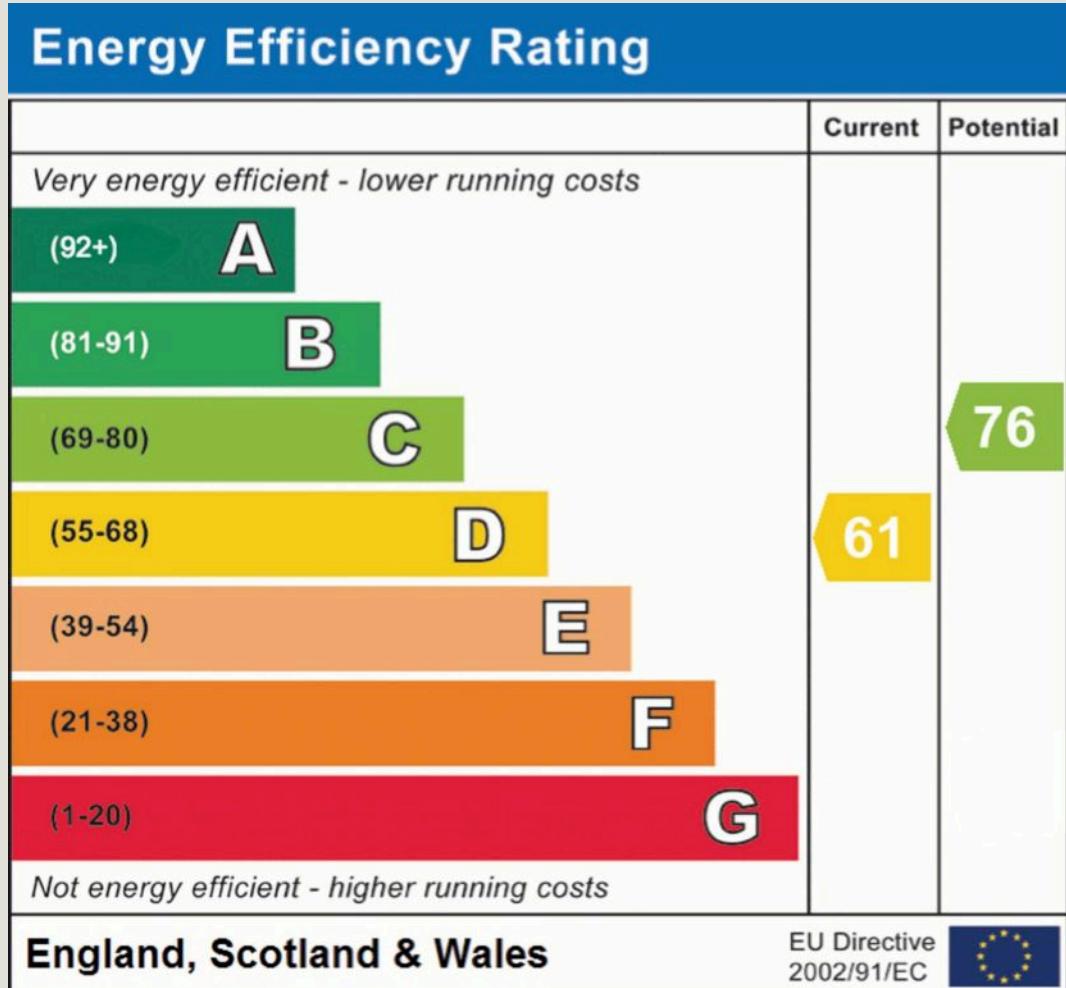
### Driveway

1 Parking Space

The property benefits from driveway parking to the side.







## ADDITIONAL INFORMATION

### Appliances & Furniture

The kitchen appliances are included in the sale, although no guarantees are provided. All fitted blinds and Venetian blinds are also included. Other furniture may be available by separate negotiation.

### Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referral & Other Payments

PKF works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PKF may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50





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