



53 Ghyll Bank, Cockermouth, CA13 0LN

£195,000

OFFERED FOR SALE IN EXCELLENT CONDITION, having had a BRAND NEW KITCHEN fitted just recently along with BRAND NEW doors and windows, BRAND NEW decor and floor coverings and a BRAND NEW boiler and radiators!

PERFECTLY SITUATED WITHIN A QUIET CUL DE SAC in Little Broughton is this delightful semi-detached house on Ghyll Bank. It boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The hall gives way to a bright and airy open lounge/diner with French doors to the patio at the rear but the heart of the home is undoubtedly the kitchen with modern simple lines and a contemporary finish - this opens up into a good sized utility room.

There's off road parking for two cars and an easy to maintain garden with patio. All in all, a great proposition!

With its excellent condition, modern amenities and super location for school, shops, the A66 etc, this three-bedroom semi-detached house is a rare find in such a desirable location.

Whether you are looking to settle down or invest, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

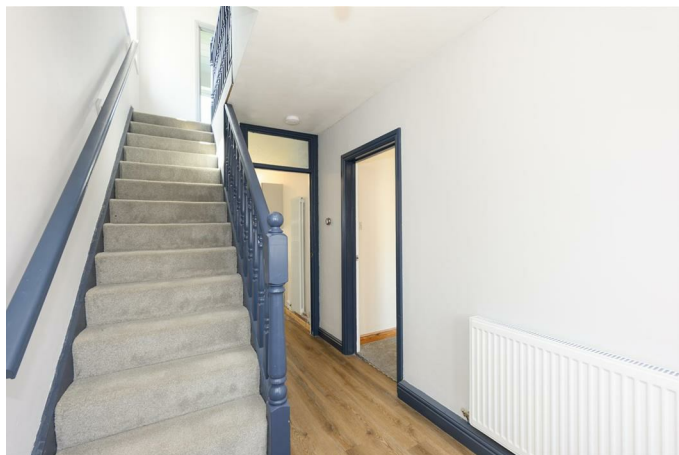
THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

Within the last year the present owner has: installed a new kitchen, installed new windows, a boiler and radiators, has fully decorated throughout, provided new floor coverings and has upgraded the electrical installation.

ENTRANCE HALL



The property is accessed via an attractive front door which leads into the entrance hall: with stairs to the first floor and understairs alcove, window to the side, telephone point and thermostat. Doors to the lounge and kitchen.

LOUNGE/DINING ROOM



A lovely light and air room split into two areas

LOUNGE (front)

11'4" x 13'6" (3.47 x 4.12)



With coving, television point, recessed fireplace and large window to the front. Opening into:

DINING AREA (rear)

11'7" x 10'5" (3.55 x 3.19)



With patio doors to the rear, coving.

KITCHEN

6'3" x 12'3" (1.91 x 3.74)



Newly fitted with a range of off-white gloss cabinets with chrome handles and attractive wood effect laminate worktop over. Includes double electric oven with hob and extractor fan over, 1.5 bowl stainless steel sink with mixer tap, slimline integrated dishwasher.

Wood effect vinyl flooring, window to the rear and opening into:

UTILITY ROOM

7'8" x 8'10" (2.36 x 2.71)

A good sized room with stable type upvc door to the rear, plumbing for washing machine and space for other appliances.

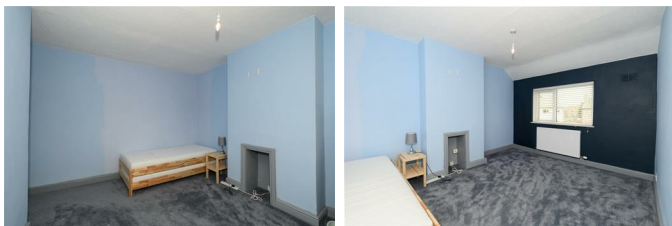
FIRST FLOOR LANDING



With large window to the side, airing cupboard, access into the loft.

BEDROOM 1

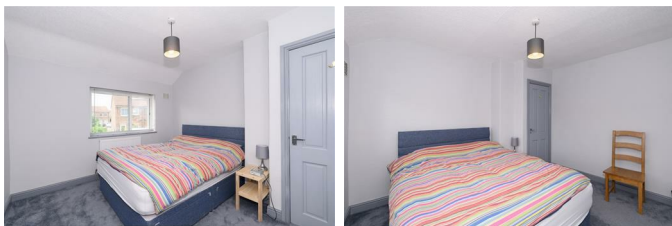
7'8" x 5'4" (2.34 x 1.63)



Double room to the front with feature fireplace.

BEDROOM 2

10'3" 11'7" (3.14 3.55)



Double room to the rear with cupboard including shelf and hanging rail.

BEDROOM 3

7'6" x 9'1" (2.29 x 2.78)



Spacious single room to the front with cupboard housing boiler.

BATHROOM

7'8" x 5'4" (2.34 x 1.63)



Fitted with bath and shower over, wash basin with chrome mixer tap and low level w.c. Fitted throughout with ceramic tiles to the walls and black sparkly tiled floor. Frosted window to the rear, chrome ladder style radiator.

DRIVE



Gates give access to a concrete drive and further gates give access to the side to a further area for parking.

FRONT GARDEN

Lawn area

REAR GARDEN



A path leads to a large patio to the rear with lawn and hedges.

DIRECTIONS



From the A66 at the Brigham/Broughton turn, turn right signed to Great/Little Broughton, go over the bridge, up the hill and bear right. Turn left into Ghyll Bank and proceed to the cul de sac at the top.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

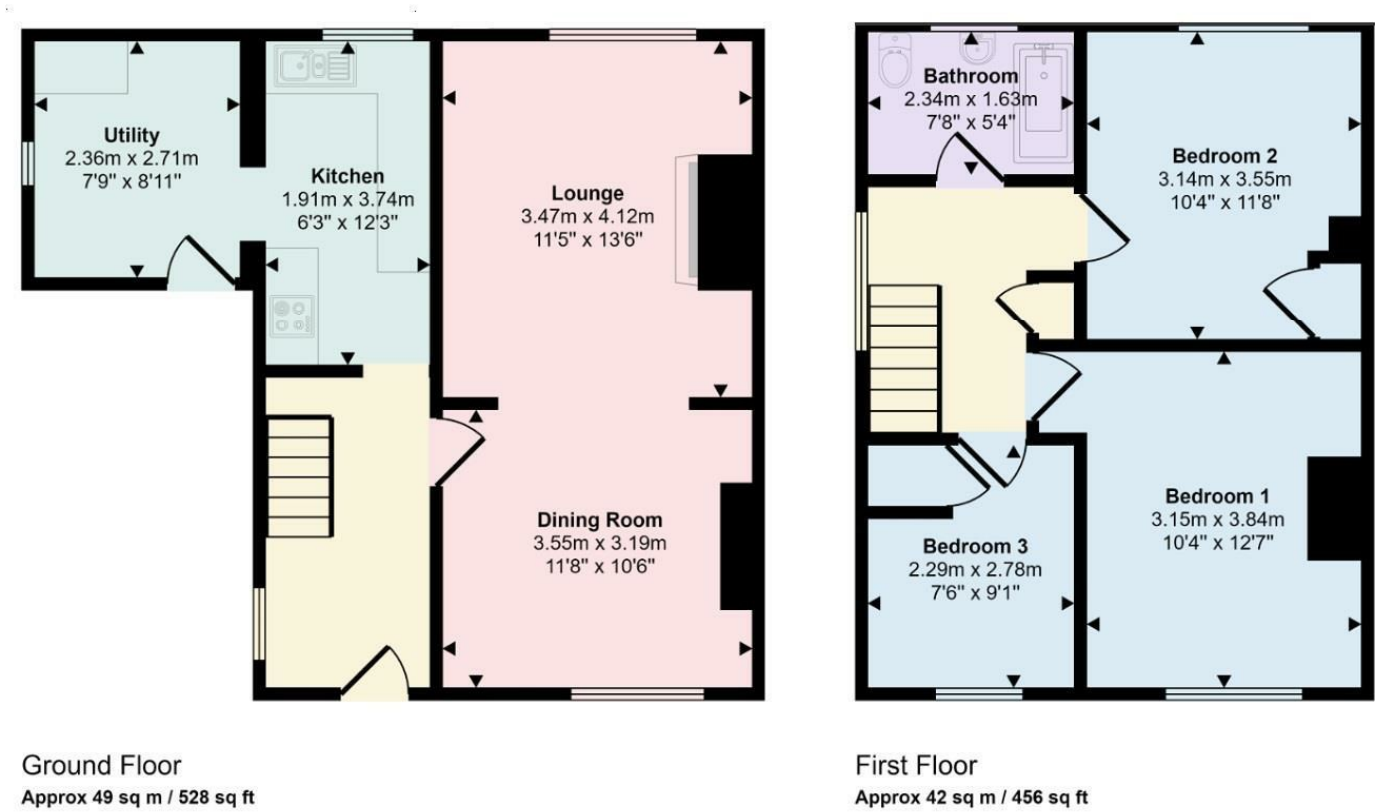
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

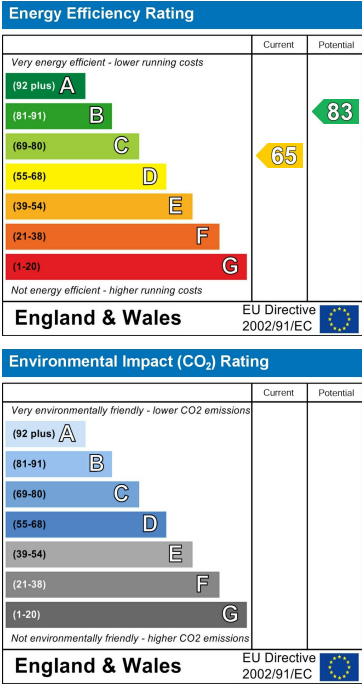


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate

Area Map



Energy Efficiency Graph



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