



# 22 High Greenbank

Ambleside, LA22 9BE

Guide Price £275,000

# 22 High Greenbank

## Ambleside

Sale of an excellent three bedroom mid terrace house set in a popular residential area. The property is generously proportioned with spacious living/dining room, three bedrooms of which two are spacious double rooms. With manageable front and rear gardens with delightful sunny aspect, lovely fell views towards Loughrigg and Fairfield Horseshoe.

A property that will suit a variety of buyers whether as an extremely good family home, first time buyer retirement property or a investment property.

High Greenbank is a quiet established and highly popular residential area just off Rydal Road at the top of Greenbank convenient for a wide range of amenities including shops, restaurants, local schools and churches.

LOCAL OCCUPANCY CONDITION APPLIES.







### Accommodation

UPVC front door leading into:

### Hallway

With wood effect laminate flooring with open staircase with under stair storage area.

### Kitchen

Basic selection of white fronted wall and base units with worktop. Stainless steel sink unit with mixer tap. Electric cooker point, plumbing for washing machine and part wall tiled. Tile effect floor with attractive views over the rear garden towards the surrounding countryside. Wall mounted vertical radiator. Useful understairs cupboard housing electric meter and consumer unit. Rear door to garden. Additional internal door leading through to:

### Lounge/Dining Room

A well proportioned light and airy dual aspect room with multi fuel stove sat on a marble hearth with pine surround. Terrific views over the front garden towards Fairfield Horseshoe and glimpses of Loughrigg. Whilst the rear looks over the garden towards the lower slopes Sweden Bridge.



### Front Bedroom One

Spacious double room partially over the ground floor alleyway. Terrific west facing views towards Loughrigg and Fairfield Horseshoe.



### Bathroom

White three piece suite comprising of a panelled bath with shower over, wash hand basin and WC. Fully wall tiled with vertical wall mounted radiator.

### Rear Bedroom Two

A generously proportioned double room with views towards the lower slopes of Sweden Bridge and surrounding countryside.



### Outside

The property benefits from gravelled areas to the front with a pathway to the front entrance, with a variety of shrubs and bushes. West facing views towards Fairfield Horseshoe. Pedestrian access via the shared alleyway to the rear garden which is a split level terrace, which is an ideal low maintenance enclosed garden with great country views. Two useful store sheds, one having an electric supply.

### Front Bedroom Three

Spacious single room with built in storage over the stairwell. Good views towards Loughrigg and Fairfield Horseshoe.





### Tenure

Freehold. Vacant possession on completion.

### Services

All mains services are connected. Gas fired central heating.

### Council Tax Band

C

### Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

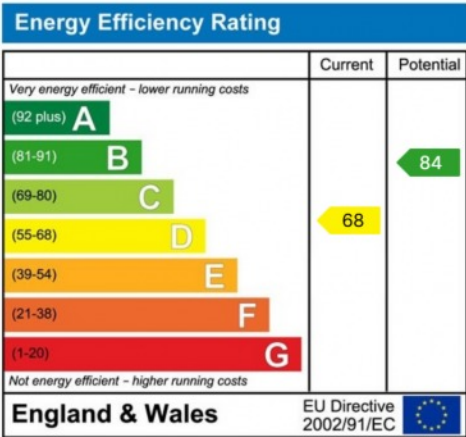
**Please note:** There is a local occupancy restriction on this property which means

you must have lived or worked in the County of Cumbria for the last 3 years.

### Directions

From our office head out the village onto Rydal Road turning right after the Health Centre through Greenbank taking the first left onto High Greenbank. Take the next left and number 5 is directly in front of you.

What3words:///fond.formless.performed





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

MATTHEWS  
BENJAMIN

Approximate total area<sup>(1)</sup>

789 ft<sup>2</sup>  
73.3 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.