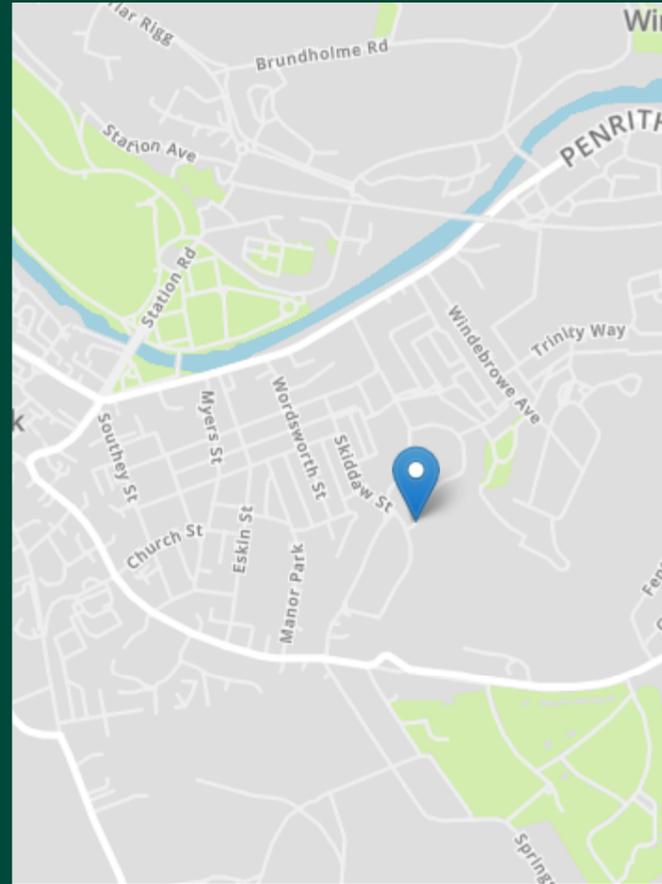


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>62</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Sunroom**  
14'10" x 6'7"  
4.54 x 2.01 m

**Kitchen**  
9'11" x 7'1"  
3.04 x 2.43 m

**Bathroom**  
5'3" x 7'9"  
1.61 x 2.38 m

**Dining Room**  
14'10" x 9'2"  
4.54 x 2.80 m

**Living Room**  
15'7" x 10'9"  
4.76 x 3.28 m

**Bedroom**  
9'10" x 9'0"  
3.01 x 2.76 m

**Bedroom**  
9'11" x 12'3"  
3.04 x 3.75 m

**Hallway**  
10'4" x 2'11"  
3.16 x 0.91 m

Approximate total area\*  
749.7 ft<sup>2</sup>  
69.65 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## 26 Brandlehow Crescent, Keswick, Cumbria, CA12 4JE

- Council tax - assessed for business use
- Freehold
- Corner plot
- Garage and gardens
- No chain
- Elevated views
- EPC Rating D
- Two bedrooms
- Beautifully presented

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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www.pfk.co.uk

## LOCATION

Close to the town centre in an elevated position and sought-after area of Keswick. Brandlehow Crescent is ideally located to enjoy many fantastic walks straight from the doorstep. Enjoying stunning views over Keswick and surrounding Lakeland fells including Catbells, Grisedale Pike, Skiddaw and Causey Pike.

## PROPERTY DESCRIPTION

A beautifully presented two-bedroomed, semi-detached bungalow situated in a peaceful position, enjoying elevated panoramic views surrounding Lakeland Fells, yet conveniently located within walking distance from Keswick town centre. This property is particularly well positioned, being on the corner plot and has been extended to utilise this, with the porch side extension and the conservatory to the rear accessed from the kitchen area. Updated throughout and previously a successful holiday let. Terraced, easily maintained garden to the front and rear and benefitting from a driveway and a single garage.

## ACCOMMODATION

### Entrance Porch/Dining Room

4.54m x 2.80m (14' 11" x 9' 2") Triple aspect and a radiator.

### Inner Hallway

3.16m x 0.91m (10' 4" x 3' 0") Two fitted storage cupboards and a radiator.

### Living Room

4.76m x 3.28m (15' 7" x 10' 9") Bay window to front aspect, window to side aspect, feature fireplace with electric fire and a radiator.

### Kitchen

3.04m x 2.43m (10' 0" x 8' 0") Window and door into sunroom, a range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, space for washing machine, space for fridge freezer, oven with gas hob and extractor over.

### Sunroom

4.54m x 2.01m (14' 11" x 6' 7") Panoramic fell views, door to rear garden, radiator and electric radiator.

### Bathroom

1.61m x 2.38m (5' 3" x 7' 10") Obscured window into sunroom, corner bath with shower over, WC and wash hand basin set in vanity unit and a heated towel rail.

### Bedroom 1

3.01m x 2.76m (9' 11" x 9' 1") Window to rear aspect, fitted wardrobes with sliding mirrored doors and a radiator.

### Bedroom 2

3.04m x 3.75m (10' 0" x 12' 4") Window to front aspect and a radiator.

## EXTERNALLY

### Gardens

To the front is a low maintenance garden with Lakeland stone terraced border planted with mature shrubs. Enclosed hedge border provides privacy. To the rear is a terraced garden with Lakeland stone patio, mature shrub borders and gate leading to garage.

### Parking

A driveway provides off road parking and further parking can be located in front of the garage.

### Detached Garage

With up and over door, light and power.

## ADDITIONAL INFORMATION

### Referral & Other Payments

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 2023 was £222.00; 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. 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 Keswick office, 017687 74546.

**Directions:** From our Keswick office, head along Southey Street taking the second left turn on to Blencathra Street. Continue along to the end of the street then turn right which loops around Brandlehow Crescent. The property is last property on the right hand side and can also be accessed from Skiddaw Street.

