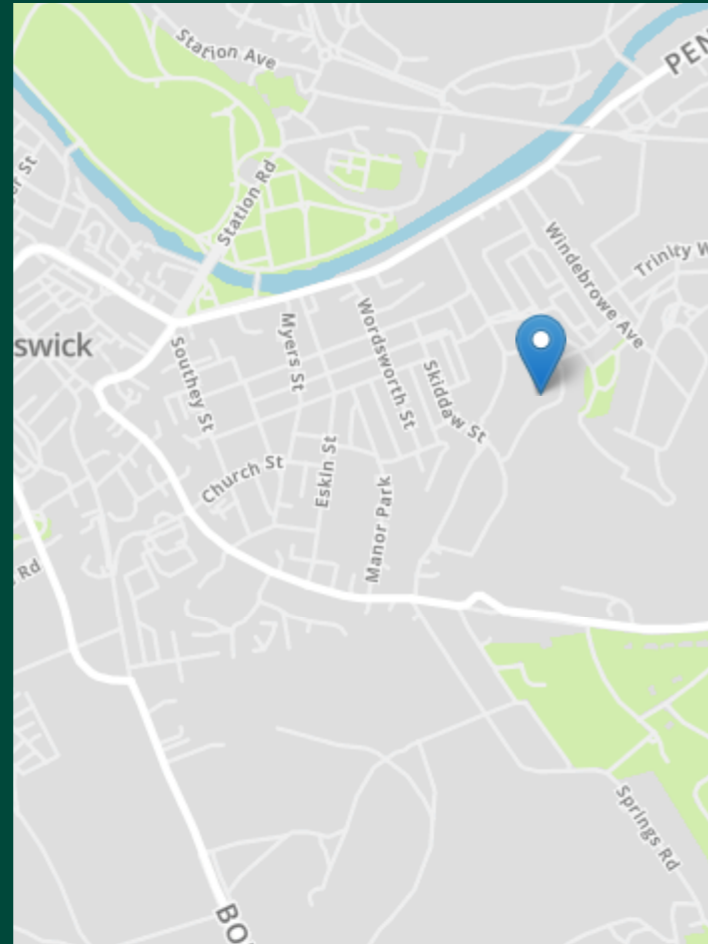
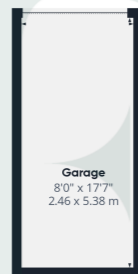


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 0 Building 2

**PFK**

Approximate total area\*  
717.34 ft<sup>2</sup>  
66.64 m<sup>2</sup>

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



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

- Council Tax band C
- Freehold
- EPC rating D
- Semi detached bungalow
- Garage and driveway
- Large plot - potential to extend
- Elevated with lovely views

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.pfc.co.uk



## LOCATION

A popular residential area within easy walking distance of Keswick town centre and situated in a quiet cul-de-sac location. Keswick is a bustling market town with a variety of shops, restaurants, museums and good schools, both primary and secondary. For those wishing to commute the A591 gives easy access to the central and south lakes, with the A66 close by, giving access to the M6 and Penrith main line railway station in around 20 minutes by car.

## PROPERTY DESCRIPTION

A well presented semi-detached two bedroom bungalow, sitting on an elevated, large corner plot taking in dramatic Lakeland fell views. The property has the potential to extend, subject to necessary planning consent and accommodation briefly comprises entrance hall, living room overlooking the driveway, modern fully fitted kitchen enjoying lovely Lakeland fell views, two double bedrooms and an updated modern bathroom. Benefitting from a single garage and driveway in a quiet residential area of the town centre.

## ACCOMMODATION

### Entrance Hallway

2.94m x 0.95m (9' 8" x 3' 1") accessed via uPVC glazed door, radiator and a loft hatch.

### Bedroom 2

2.69m x 2.71m (8' 10" x 8' 11") Window to front aspect and a radiator.

### Bathroom

1.95m x 1.64m (6' 5" x 5' 5") Obscured window to side aspect, WC, wash hand basin, bath with shower attachment and a heated towel rail.

### Kitchen

2.84m x 2.72m (9' 4" x 8' 11") window to rear aspect with wonderful views of Skiddaw and the surrounding fells, a range of matching wall and base units, complementary worktop, cooker, electric hob with extractor over, stainless steel sink and drainer with mixer tap, fitted cupboard housing electric meter, integrated under counter fridge and integrated washing machine.

### Bedroom 1

3.76m x 3.50m (12' 4" x 11' 6") Window to rear aspect with views towards Skiddaw and the surrounding fells and a radiator.

### Living Room

4.84m x 3.54m (15' 11" x 11' 7") Window to front aspect, feature fireplace with gas fire and a radiator.

## EXTERNALLY

### Garden & Parking

To the front of the property is a large driveway leading to the single garage and provides off road parking for multiple vehicles.

At the front is small lawn area with steps down to the side of the property which leads into a large corner garden. The garden is made up of an extensive lawn with a patio area providing outdoor seating to enjoy the stunning fell views.

### Garage

2.46m x 5.38m (8' 1" x 17' 8") Up and over door with light and power.

## ADDITIONAL INFORMATION

### Referral & Other Payments

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 electricity, gas, water and drainage. Gas central heating and double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/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 the Keswick office, head left and then right again onto Southey Street. Take the second turning on the left, signposted Blencathra Street, and continue to the end of the street bearing right. Passing Millfield Gardens on the left, continue up a slight hill onto Brackenrigg Drive, bear left and follow the road around. Number 14 can be found at the top of the next hill on the right hand side, set back from the road in an elevated position.

