
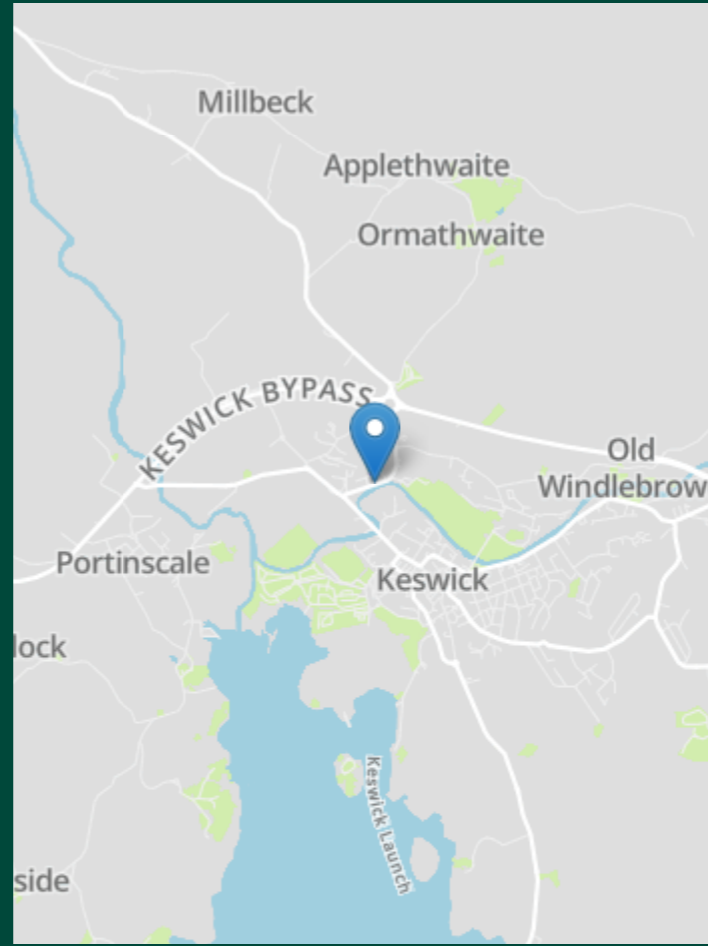


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Floor 0

Floor 1



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

995.37 ft<sup>2</sup>

92.47 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

Floor 2




## Tynedale, Crosthwaite Road, Keswick, CA12 5PG

- Semi Detached House
- Two reception rooms
- Three Bedrooms
- Close to Town Centre
- Front & Rear Gardens
- Parking & Garage
- Tenure: Freehold
- EPC Rating: D
- Council Tax: Band D

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

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 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;
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## LOCATION

Keswick is a bustling market town and sits in the heart of the Lake District National Park approximately 18 miles west of Penrith and junction 40 of the M6 Motorway via the A66. Within the town there are a wide range of amenities and entertainment venues including the renowned Theatre by the Lake, library, post office, supermarkets, churches and schools.

## PROPERTY DESCRIPTION

A spacious, semi detached property with good size gardens to front and rear, parking and garage. Conveniently situated within only a short drive or walk from the town centre this property offers the opportunity to acquire a lovely family or second home with the potential to extend the current accommodation if desired (subject to planning consent). Accommodation briefly comprises entrance hallway, sitting room with front bay window overlooking the garden, dining room with pleasant views overlooking the rear garden, good sized kitchen and utility, ground floor WC, three bedrooms and a family bathroom. Ample loft storage area (accessed via ladder) which offers potential for conversion (subject to planning consent).

## ACCOMMODATION

### Entrance Hallway

3.9m x 2.0m (12' 10" x 6' 7") Accessed via uPVC entrance door. Window to side aspect, radiator and stairs to first floor accommodation.

### Living Room

4.4m x 3.6m (14' 5" x 11' 10") A front aspect room with bay window overlooking the garden. Radiator and feature fireplace set in wooden surround housing electric fire.

### Dining Room

3.8m x 3.3m (12' 6" x 10' 10") A rear aspect room with radiator, gas fire set in feature fireplace with wooden mantel, radiator and alcove with built in storage cupboard.

### Kitchen

5.7m x 4.8m (18' 8" x 15' 9") approx. A side aspect kitchen fitted with range of wall and base units, complementary work surfaces and splash back, and 1.5-bowl stainless steel sink/drainer unit with mixer tap. Built in Bosch gas hob with extractor over, Lamona electric oven, space/plumbing for washing machine, radiator and wall cupboard housing electric meters. Space for dining table and door to: -

### Utility/Laundry Room

1.8m x 0.8m (5' 11" x 2' 7") With window to side aspect. Power supply but currently no plumbing installed.

### WC

1.4m x 0.8m (4' 7" x 2' 7") With window to front aspect.

### Rear Porch

1.0m x 1.1m (3' 3" x 3' 7") With external access door to rear garden.

## FIRST FLOOR

### Landing

2.0m x 1.2m (6' 7" x 3' 11") With window to side aspect and access to insulate, boarded loft space (via hatch and ladder). This is an excellent storage space and, subject to planning consent, offers potential for conversion.

### Family Bathroom

2.7m x 2.3m (8' 10" x 7' 7") With obscure window to side aspect, Vent extractor fan and four piece suite comprising bath with Triton electric shower over, wash hand basin, WC, and bidet. Radiator and built in cylinder/airing cupboard.

### Bedroom 1

3.7m x 3.3m (12' 2" x 10' 10") A rear aspect, double bedroom.

### Bedroom 2

3.9m x 3.4m (12' 10" x 11' 2") A front aspect, double bedroom with radiator and built in wardrobe with mirrored doors.

### Bedroom 3

3.0m x 2.3m (9' 10" x 7' 7") A front aspect, single bedroom with radiator and over stairs storage cupboard.

## EXTERNALLY

### Garden

The garden at the front of the property is mainly paved for ease of maintenance with mature flower borders. A side pathway leads to an enclosed rear garden which incorporates lawn, patio seating area, pond, herb border and established shrubs. Boundary fencing to side and views to rear. Greenhouse.

### Double Garage & Useful Shed

Accessed via the rear of the property - both with light.

## 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## SALE DETAILS

**Services:** Mains electricity, gas, water & drainage; gas-fired central heating; double glazing installed throughout; telephone & 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 PFK Keswick office, proceed along High Hill then at the junction with the B5289, take a right turn on to Crosthwaite Road. Tynedale can be found approximately 500 yards further on (on the left hand side). Parking is at the rear which can be accessed to the left of the property.

