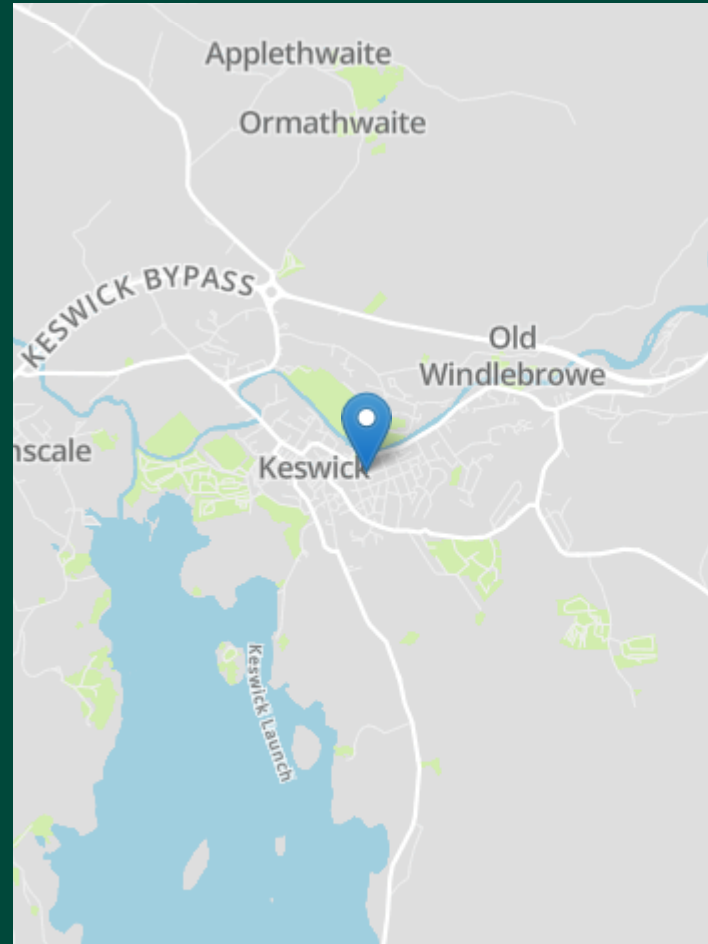


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

- Living Room: 11'5" x 10'11" (3.49 x 3.35 m)
- Sitting Room: 14'0" x 11'0" (4.28 x 3.37 m)
- Kitchen: 7'6" x 14'10" (2.29 x 4.54 m)
- Hallway: 3'8" x 8'2" (1.13 x 2.51 m)
- WC: 4'5" x 6'7" (1.37 x 2.03 m)

Floor 1

- Bedroom 1: 11'7" x 11'2" (3.53 x 3.41 m)
- Bedroom 2: 10'8" x 11'1" (3.26 x 3.40 m)
- Bathroom: 6'0" x 7'2" (1.84 x 2.20 m)
- Landing: 12'4" x 3'7" (3.78 x 1.10 m)
- Dressing Area: 7'5" x 15'1" (2.28 x 4.60 m)

Approximate total area⁽¹⁾
959.78 ft²
89.17 m²

Reduced headroom
5.29 ft²
0.49 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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



9 Blencathra Street, Keswick, Cumbria, CA12 4HW

- Detached house
- Large front garden
- Council Tax: Band D
- 2 bedrooms
- Fell views
- EPC rating E
- 2 reception rooms
- Tenure - Freehold

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:
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keswick@pfk.co.uk

www.pfk.co.uk

LOCATION

Situated within walking distance of Keswick town centre, amongst some spectacular scenery in the heart of the Lake District National Park. Within this bustling market town there is a wide range of amenities and entertainment including the much respected Theatre by the Lake. Access via major A-roads provides easy commute to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6). For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a main line railway station in Penrith (approx. 18 miles).

PROPERTY DESCRIPTION

A detached two bedroom house with stunning frontage and stone exterior to the rear located within easy walking distance of Keswick town centre with deceptively spacious accommodation and large garden area to the front. Whilst the property is in need of modernisation there is huge potential both internally and externally.

The property briefly comprises to the ground floor, living room, cloakroom, sitting room, kitchen and to the first floor a double bedroom, bathroom and large double room with dressing area. To the front there is a large garden area with outside shed/greenhouse and stunning views towards Latrigg from the outdoor seated area ideal for al fresco dining.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Entrance Hallway

1.13m x 2.51m (3' 8" x 8' 3") Accessed via wooden front door, radiator and stairs to first floor.

Living Room

3.49m x 3.35m (11' 5" x 11' 0") Window to front elevation overlooking the garden and window to side elevation, radiator, open fire with brick surround and tiled hearth, cupboard with shelving set in the alcove.

WC

1.37m x 2.03m (4' 6" x 6' 8") WC, pedestal wash hand basin with mirror and light above, radiator and extractor fan.

Sitting Room

4.28m x 3.37m (14' 1" x 11' 1") Dual aspect windows to the front elevation overlooking the garden, two radiators and an electric fire with wooden surround set on tiled hearth.

Kitchen

2.29m x 4.54m (7' 6" x 14' 11") Fitted with matching wall and base units with complementary worktop, stainless steel sink and drainer with mixer tap, gas hob with extractor over, Hotpoint eyelevel grill and oven, plumbing for washing machine and dishwasher, window to front elevation, radiator, wall mounted boiler, shelving and wooden part glazed door to the front garden.

FIRST FLOOR

Landing

3.78m x 1.10m (12' 5" x 3' 7") Two windows to the front elevation, two radiators, window to rear elevation above the stairs and doors to all rooms.

Bedroom 1

3.53m x 3.41m (11' 7" x 11' 2") Window to the front elevation, radiator and a loft hatch.

Bathroom

1.84m x 2.20m (6' 0" x 7' 3") Fitted with three piece suite comprising bath with shower attachment over and tiled surround, WC, pedestal wash hand basin with mirror and light above, radiator, loft hatch and obscured

Bedroom 2

3.26m x 3.40m (10' 8" x 11' 2") Window to the front elevation, radiator and archway into:-

Dressing Area

2.28m x 4.60m (7' 6" x 15' 1") dual aspect windows to the front and side elevation with views towards Latrigg, radiator, built in wardrobes to one wall hanging rails and shelving, pedestal wash hand basin with mirror and light above. This bedroom has potential to be a further bedroom or ensuite.

EXTERNALLY

Garden

Wooden door to an extensive front garden with mature shrubs and perennials, there is a paved section providing a lovely seating area to enjoy the fantastic views towards Skiddaw and Latrigg. There is a shed and greenhouse at the back of the garden and a metal gate.

ADDITIONAL INFORMATION

Right of Way

We understand the property benefits from a right of way along the lane to the rear of the garden, (accessed from the metal gate) but are awaiting further clarification on this.

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 2022 was £260.48; 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. 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 the Keswick office, head along Southey Street taking the second left on to Blencathra Street. The property is a short distance along on the left hand side.

