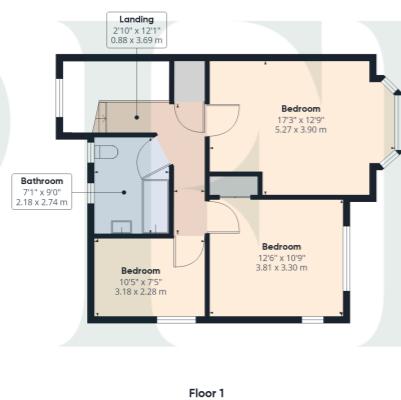
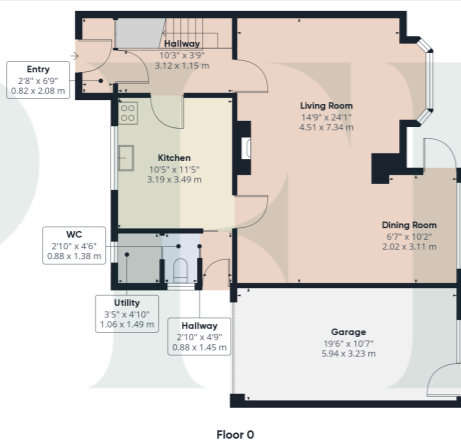
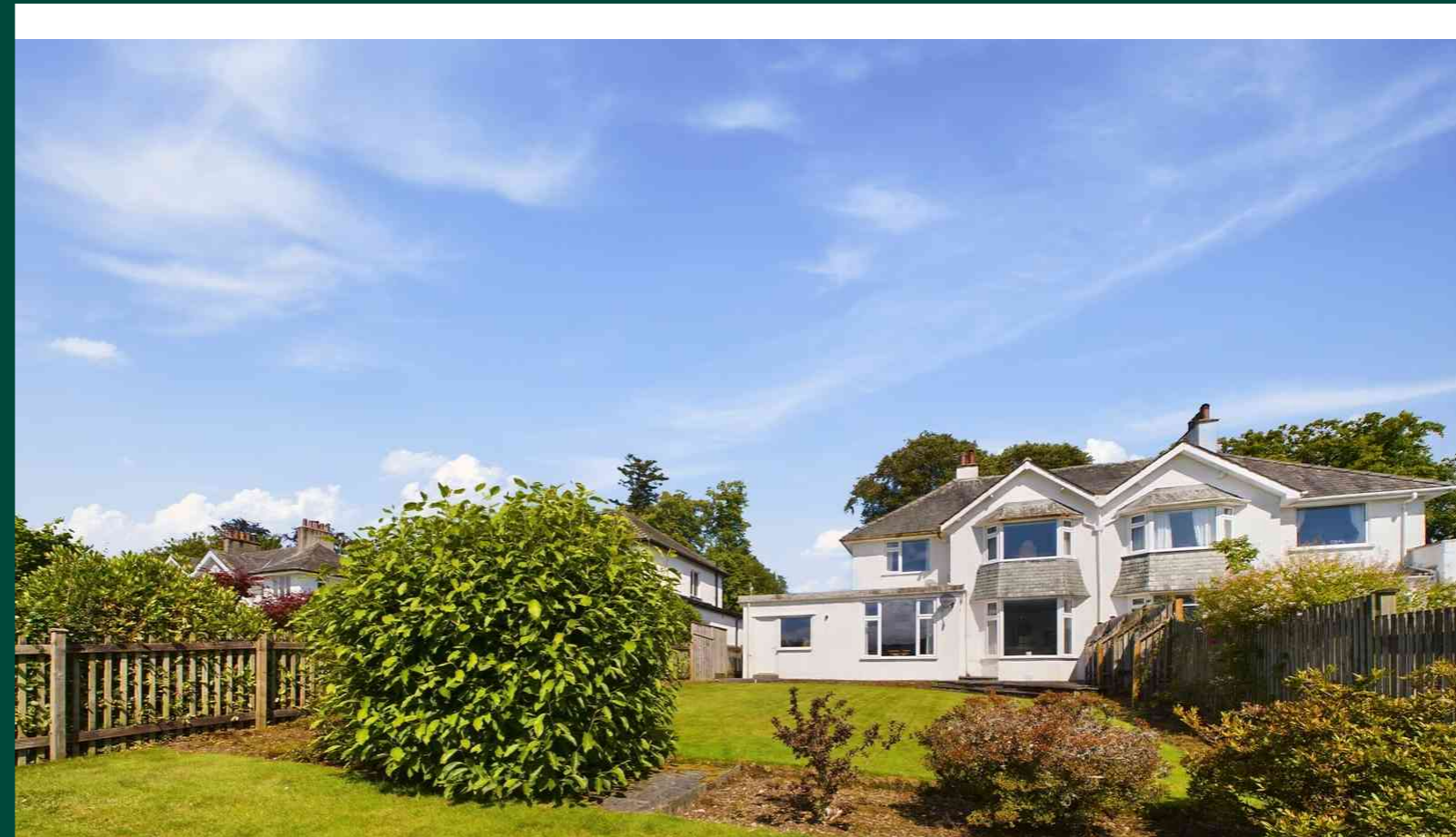
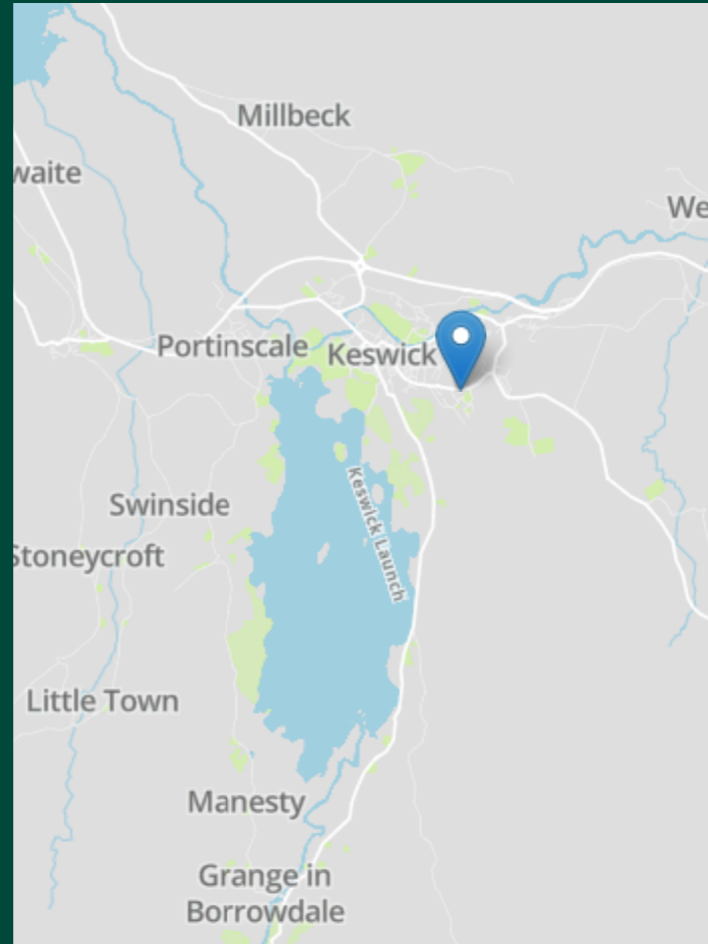


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



PFK

Approximate total area*
1437.95 ft²
133.59 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Lynroyd, Manor Brow, Keswick, Cumbria, CA12 4AP

- Council Tax - Band E
- Panoramic lake & fell views
- EPC rating E
- Freehold
- In need of modernisation
- Three bedrooms
- Garden and garage

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



017687 74546



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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).

PROPERTY DESCRIPTION

A wonderfully positioned semi detached property with beautiful rear views of the surrounding Lakeland Fells and lake. Although in need of modernisation, it has great potential to renovate and extend the accommodation, subject to necessary planning consent. Having a good size entrance hallway, kitchen, utility, cloakroom and side porch, large sitting/ dining room to the rear with two bay windows and door to the garden, three bedrooms and a family bathroom. All within short walking distance to the town centre.

ACCOMMODATION

Entrance Hallway

3.12m x 1.15m (10' 3" x 3' 9") Understairs cupboard and stairs to first floor.

Kitchen

3.19m x 3.49m (10' 6" x 11' 5") Window to front aspect, matching base units, stainless steel sink and drainer with mixer tap and plumbing for appliances.

Side porch

0.88m x 1.45m (2' 11" x 4' 9")

WC

0.88m x 1.38m (2' 11" x 4' 6") Window to side aspect and a WC.

Utility Room

1.06m x 1.49m (3' 6" x 4' 11") Obscured window to front aspect.

Dining Room

2.02m x 3.11m (6' 8" x 10' 2") Door to rear garden and window to rear aspect. Opening into:-

Sitting Room

4.51m x 7.34m (14' 10" x 24' 1") Bay window to rear aspect, feature fireplace with electric fire and tiled surround.

FIRST FLOOR

Half Landing

With window to front aspect.

Landing

0.88m x 3.69m (2' 11" x 12' 1") Fitted airing cupboard and loft hatch.

Bedroom 1

5.27m x 3.90m (17' 3" x 12' 10") Bay window to rear aspect and a radiator.

Bedroom 2

3.81m x 3.30m (12' 6" x 10' 10") Dual aspect windows to side and rear and a radiator.

Bedroom 3

3.18m x 2.28m (10' 5" x 7' 6") Window to side aspect and a radiator.

Bathroom

2.18m x 2.74m (7' 2" x 9' 0") Obscured window to front aspect, WC, bath with mains shower over, wash hand basin, heated towel rail and a bidet.

EXTERNALLY

Garage

5.94m x 3.23m (19' 6" x 10' 7") Up and over door, light, power, window to rear aspect and door to rear.

Gardens and Parking

Gravelled driveway to front aspect leading to the garage with mature shrub border. Side path leads to the rear with patio area adjoining the property, mainly laid to lawn and fence boarder

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. 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: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. Company RentGuarantor Ltd (guarantor service provider) – 7.5% of the revenue collected by them. 'Mark-Up Values' - PFK receive payment in respect of the following - inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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, turn right and follow the road on to St Johns Street, continue along St Johns Street on to Ambleside Road passing St Johns Church on the right. Continue along Ambleside Road and up the hair pin bend up Manor Brow, the property is on the right hand side at the top of the hill, after the turning for Halls Mead and Rogerfield.

