

PFK

39 Millfield Gardens, Keswick, Cumbria CA12 4PD

Guide Price: £295,000





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 three bed end terraced house which has been upgraded to a high standard by the current owners, to include a new roof, upgrading of the first floor including a modern bathroom, making this a light and spacious property. Situated close to the town centre in a quiet cul-de-sac location, this modern property would make a perfect first/family home.

The property briefly comprises hallway, utility/WC, kitchen and a light and spacious living/dining room with patio doors to the front and rear and a wood burning stove, to the ground floor. To the first floor are two double bedrooms with pleasant views, a single bedroom and modern bathroom with four piece suite.

Externally there is off street parking, garage, patio areas to front and rear that are perfect for sitting out and relaxing.

The property benefits from gas central heating via Hive which is an app controlled system and blackout thermal blinds to each room, with the exception of the kitchen, providing privacy and retaining heat. Local occupancy clause applies.

ACCOMMODATION

Hallway

3.26m x 1.07m (10' 8" x 3' 6") Accessed via uPVC door, coat hooks, tiled floor, spotlights and stairs to first floor.

Utility/WC

1.98m x 1.72m (6' 6" x 5' 8") WC, pedestal hand wash basin, wall mounted towel rail, tiled floor, built in storage cupboard, plumbing for washing machine and space for tumble dryer, obscure window to the front elevation and spotlights.

Living/Dining Room

6.62m x 3.47m (21' 9" x 11' 5") A spacious light room with a feature wood burning stove, wall mounted radiator, patio doors to the front and rear, laminate flooring and ample space for a dining table.

Kitchen

2.55m x 3.41m (8' 4" x 11' 2") Fitted with matching wall and base units, complementary worktop and upstand, stainless steel sink and drainer, electric hob, oven and grill with extractor over, tiled splash back, window to the rear elevation, space for a dishwasher, space for a fridge freezer, tiled flooring and built in storage cupboard.

FIRST FLOOR

Landing

2.41m x 0.84m (7' 11" x 2' 9") Loft hatch with pull down ladder providing access to the loft which is boarded, spotlights and sun tunnel above the stairwell.

Bedroom 1

2.89m x 3.02m (9' 6" x 9' 11") A double bedroom with window to the rear elevation, radiator and built in storage cupboard housing the boiler.

Bedroom 2

3.47m x 3.41m (11' 5" x 11' 2") A spacious double bedroom with a window to the front elevation and a radiator.

Bedroom 3

1.96m x 2.92m (6' 5" x 9' 7") A window to the front elevation, radiator and Oak effect laminate flooring.

Bathroom

2.43m x 2.76m (8' 0" x 9' 1") Fitted with a four piece suite incorporating tiled shower cubicle with mains powered shower, bath with mixer tap and shower head, WC, pedestal hand wash basin with mirror and light above, two radiators, Oak effect laminate flooring, spotlights and two obscure windows to the rear elevation.

EXTERNALLY

Gardens

To the front of the property is a spacious flagged patio providing a lovely seating area. There is a water tap, composter and outside storage cupboard. To the rear of the property is a flagged area with shed and log store. There is fencing which provides privacy and a gate leads to the rear lane.

To the side of the garage is parking for one vehicle.

Garage

5.09m x 3.40m (16' 8" x 11' 2") with up and over door, light and power.

ADDITIONAL INFORMATION

Local Occupancy Restriction

This property is subject to a local occupancy clause, which includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria.

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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 : Naphthens 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 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

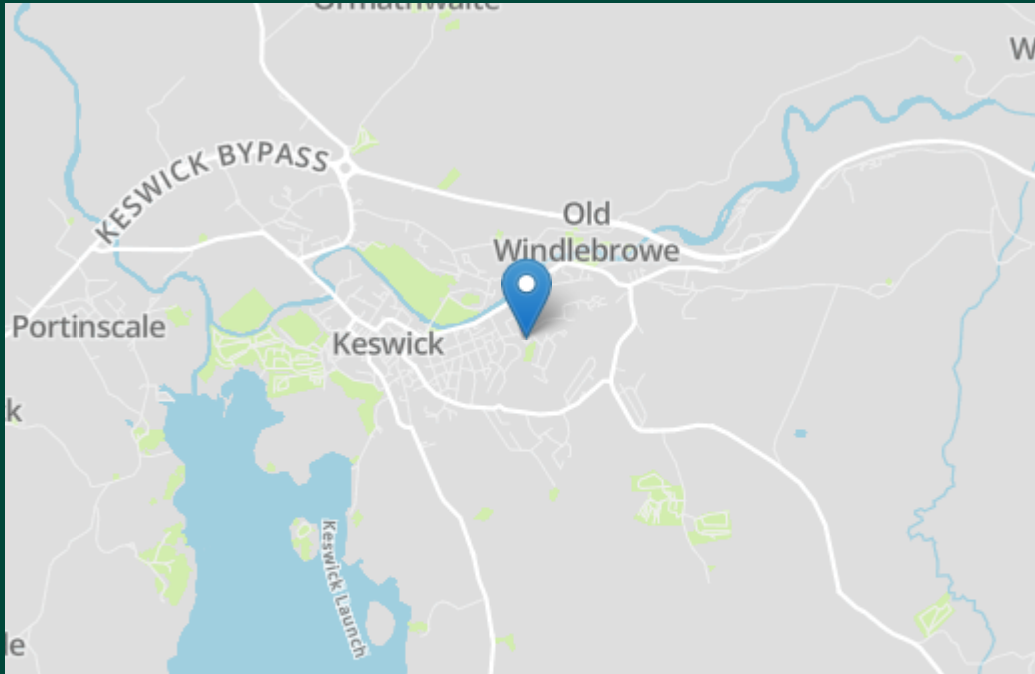
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

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 and almost immediately on the left is a signpost for Millfield Gardens. Number 39 is around to the right on heading into the residential area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾
1025.24 ft²
95.25 m²

Reduced headroom
16.99 ft²
1.58 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/5.2ft)

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 0 Building 1

Floor 0 Building 2

Floor 1 Building 1