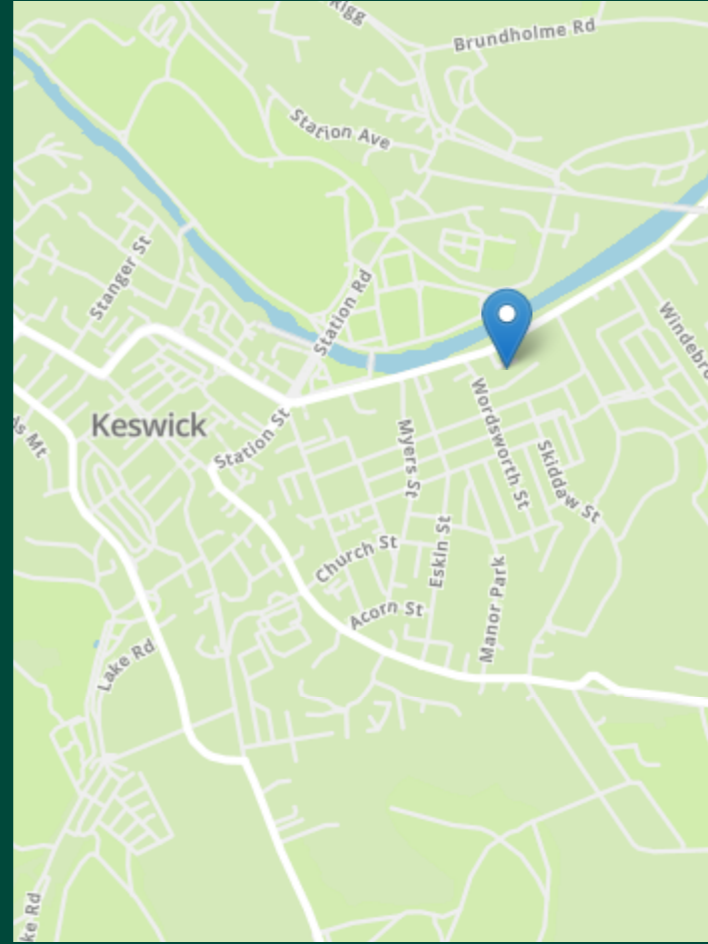


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Floor 0**

- Hallway: 4'4" x 3'8" (1.33 x 1.12 m)
- Living Room: 9'0" x 13'9" (2.76 x 4.20 m)
- Kitchen: 13'10" x 10'8" (4.23 x 3.27 m)

**Floor 1**

- Landing: 3'6" x 2'11" (1.08 x 0.89 m)
- Bedroom: 13'9" x 11'9" (4.19 x 3.59 m)
- Bathroom: 6'0" x 10'10" (1.83 x 3.32 m)
- Bedroom: 7'8" x 14'1" (2.34 x 4.30 m)

**PFK**

Approximate total area\*

644.33 ft<sup>2</sup>  
59.86 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Birchgate, 2 Catherine Cottages Keswick, Cumbria, CA12 4HE

- Council Tax - Assessed for business rates
- No onward chain
- Freehold
- Off road parking & garden
- Two bedroom cottage
- EPC rating D

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;
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017687 74546

keswick@pfk.co.uk

www.pfk.co.uk

## LOCATION

Located in the heart of Keswick town centre, with its wide range of amenities including shops, restaurants, pubs, cinema and the renowned Theatre by the Lake, together with both primary and secondary schools. Located close to the A591 giving easy access to the central and south lakes, with the A66 close by giving access to the M6 and Penrith mainline railway station in around 20 minutes by car.

## PROPERTY DESCRIPTION

Birchgate is a characterful mid terraced cottage with the benefit of off road parking to the front and an enclosed garden to the rear, which has been designed for low maintenance. The property is currently a successful holiday let, but would equally make a delightful home. Briefly the accommodation comprises a good sized kitchen/dining room with practical tiled flooring, cozy sitting room, rear hallway giving access to the enclosed garden, Two double bedrooms and a family bathroom. Conveniently located just a five minute walk from Keswick town centre.

## ACCOMMODATION

### Kitchen

4.23m x 3.27m (13' 11" x 10' 9") Windows to rear aspect, matching wall and base units, complementary worktop, oven, gas hob with extractor over, tiled splashback, space for a washing machine, composite sink and drainer with stainless steel mixer tap, integrated dishwasher, space for dining table, understairs cupboard and a radiator.

### Living Room

2.76m x 4.20m (9' 1" x 13' 9") Window to front aspect, feature open fireplace with wooden mantle, cast iron surround and stone hearth, fitted shelving and a radiator.

### Inner Hallway

1.33m x 1.12m (4' 4" x 3' 8") Door to front enclosed garden, stairs to first floor and a radiator.

## FIRST FLOOR

### Landing

1.08m x 0.89m (3' 7" x 2' 11") Loft hatch.

### Bathroom

1.83m x 3.32m (6' 0" x 10' 11") Obscured window to rear aspect, wash hand basin, WC, bath with shower attachment, radiator and fitted cupboard housing the boiler

### Bedroom 1

4.19m x 3.59m (13' 9" x 11' 9") Window to front aspect and a radiator.

### Bedroom 2

2.34m x 4.30m (7' 8" x 14' 1") Window to rear aspect, feature cast iron fireplace and a radiator.

## EXTERNALLY

### Garden & Parking

To the rear is a shillied parking area.

To the front of the property is an enclosed garden with fence and shrub border which is mainly shilled for ease of maintenance and provides a seating area.

## 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – 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 gas, electricity, water and drainage. Gas central heating throughout. Sky TV connected, digital aerial and high speed internet connection. 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 office, head head along Penrith Road with the park on the left hand side. Take the second right onto Wordsworth Street. The entrance to the cottage is on the left opposite The Paddock, before reaching Blencathra Street.

