

PFK

11 Church Street, Keswick, Cumbria CA12 4DT

Offers Over £375,000





LOCATION

Located close to the centre of Keswick, conveniently positioned for access to the town's excellent amenities including shops, pubs, cinema and the Theatre by The Lake. 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 substantial 6 bed mid terraced property, retaining many original features and located within walking distance of Keswick town centre. In need of modernisation but with huge potential as a primary/second home or for investors looking to generate an income from long term or holiday letting.

The property briefly comprises entrance porch, hallway, spacious and light living room leading to dining room, kitchen with additional pantry area and sun room to the ground floor. To the first floor are three double bedrooms with one of them leading to a decked area enjoying views towards Skiddaw and a three piece bathroom with a further three double bedrooms located to the second floor. To the rear is an enclosed yard area ideal for sitting out and benefitting from outbuildings.

A most appealing property due to the spacious accommodation on offer with viewing highly recommended.

ACCOMMODATION

Entrance Porch

Accessed via glazed front door. With decorative corning and glazed door with side panels giving access to the hallway.

Hallway

4.86m x 1.86m (15' 11" x 6' 1") With decorative corning, radiator and stairs leading to the first floor.

Living Room

3.98m x 4.38m (13' 1" x 14' 4") A generous, front aspect living area with decorative corning and ceiling rose, electric fire set in wood surround, shelving, radiator and glazed sliding doors leading to the dining area.

Dining Area

4.06m x 3.81m (13' 4" x 12' 6") With wood panelling to one wall, internal window and part glazed door to the kitchen.

Kitchen Area

2.44m x 3.67m (8' 0" x 12' 0") Fitted with a range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with tiled splashbacks. Part tiled walls, internal window to the conservatory and access into a pantry area (2.36m x 2.08m (7' 9" x 6' 10") with large understairs storage area, wall mounted shelving and and rear aspect window.

Conservatory/Sun Room

1.56m x 3.72m (5' 1" x 12' 2") Glazed to two sides with plumbing for washing machine and doors leading out to the rear garden.

Half Landing

With door to the bathroom and stairs continuing up to the first floor.

Bathroom

2.38m x 2.07m (7' 10" x 6' 9") Fitted with three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin and WC, radiator with shelf and mirror over, tiled walls and rear aspect window.

FIRST FLOOR LANDING

With stairs to the second floor, radiator and doors to first floor rooms.

Bedroom 1

3.95m x 2.42m (13' 0" x 7' 11") Front aspect double bedroom.

Principal Bedroom - Bedroom 2

4.90m x 3.19m (16' 1" x 10' 6") A generous front aspect double bedroom with large bay window enjoying fell views over the rooftops towards Walla Crag. With decorative coving, radiator and door giving access to a storage cupboard.

Bedroom 3

2.94m x 3.83m (9' 8" x 12' 7") A double bedroom with decorative coving, built in storage cupboard housing the central heating boiler, radiator and rear aspect window overlooking a decked area.

SECOND FLOOR LANDING

With rear aspect window at half landing level enjoying views over the rooftops towards the Lakeland fells and doors to second floor rooms.

Bedroom 4

3.96m x 2.46m (13' 0" x 8' 1") Front aspect double bedroom with views over the rooftops towards Walla Crag.

Bedroom 5

3.99m x 3.25m (13' 1" x 10' 8") Front aspect double bedroom with original tiled fireplace and enjoying fell views over the rooftops of Keswick.

Bedroom 6

2.96m x 3.84m (9' 9" x 12' 7") Currently used as a living area, a rear aspect room with wall and base units with complementary work surfacing, stainless steel sink and drainer unit with mixer tap and tiled splashbacks.

EXTERNALLY

To the rear, there are outbuildings, small shrub beds and an area to sit out.

ADDITIONAL INFORMATION

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: 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

Mains gas, electricity, water and drainage. Partial gas central heating and partial double glazing installed. 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.

Council Tax: Band D

Viewing: Through our Keswick office, 017687 74546.

Directions: From PFK office, head right along Southey Street. Take the fourth turning on the left on to Church Street where the property can be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

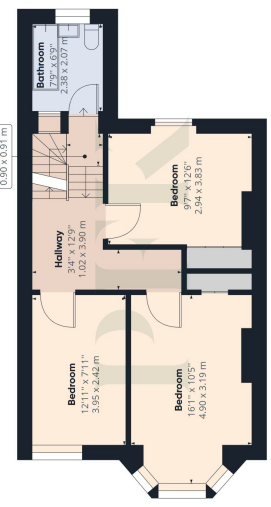
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Approximate total area⁽¹⁾
1768.85 ft²
164.33 m²

(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.

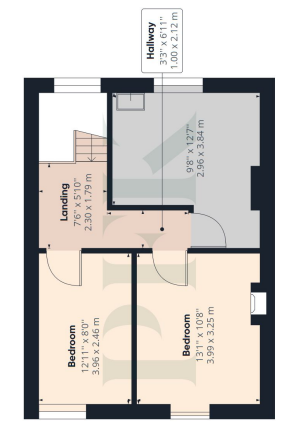
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Floor 1



Floor 0



Floor 2