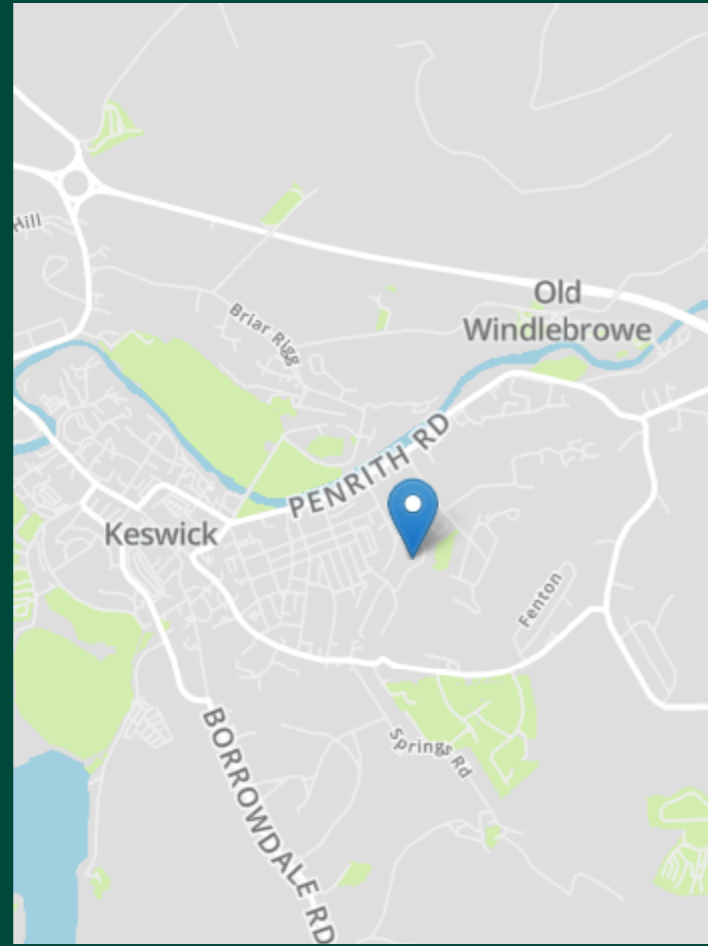


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Sunroom
7'7" x 16'3"
2.31 x 4.97 m

Sitting Room
12'2" x 11'5"
3.73 x 3.49 m

Bedroom
15'9" x 11'4"
4.82 x 3.46 m

Kitchen
9'1" x 8'10"
2.79 x 2.71 m

Bedroom
8'6" x 8'10"
2.61 x 2.71 m

Hallway
10'0" x 3'2"
3.06 x 0.97 m

Bathroom
6'9" x 5'4"
2.06 x 1.65 m

Garage
17'8" x 8'2"
5.41 x 2.51 m

Approximate total area*

896.74 ft²
83.31 m²

(*) 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



15 Brandlehow Crescent, Keswick, Cumbria, CA12 4JE

- Semi det bungalow
- Two bedrooms
- Gardens & garage
- Lakeland fell views
- No onward chain
- Council Tax - Band C
- Tenure: freehold
- EPC rating D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 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

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 well presented semi-detached two bedroom bungalow, overlooking Millfield Gardens to the Lakeland fells beyond. The property has been extended with a conservatory at the rear, leading to a decked area to enjoy the view. Accommodation briefly comprises side entrance hallway, bathroom, modern fully fitted kitchen, two bedrooms and a living room opening into the conservatory. Benefiting from a single garage with outside utility/storage attached and driveway in a quiet residential area of the town centre.

ACCOMMODATION

Hallway

3.06m x 0.97m (10' 0" x 3' 2") Loft hatch and two radiators.

Bedroom1

2.61m x 2.71m (8' 7" x 8' 11") Window to front aspect and a radiator.

Bathroom

2.06m x 1.65m (6' 9" x 5' 5") Obscured window to side aspect, bath with mains shower over, WC, wash hand basin and heated towel rail.

Bedroom 2

4.82m x 3.46m (15' 10" x 11' 4") Window to front aspect and a radiator.

Kitchen

2.79m x 2.71m (9' 2" x 8' 11") Matching wall and base units with complementary worktop, tiled splashback, gas hob with extractor over, oven, stainless steel sink and drainer with mixer tap, space for a washing machine and door into sunroom.

Sunroom

2.31m x 4.97m (7' 7" x 16' 4") Windows to three sides with views towards the Lakeland Fells, radiator and door to side aspect.

Sitting Room

3.73m x 3.49m (12' 3" x 11' 5") Radiator and opening into Sunroom.

EXTERNALLY

Gardens and Parking

To the front is a driveway and garage with a shillied area alongside for ease of maintenance bordered by shrubs. The rear has a wooden decked balcony for enjoying the surrounding Lakeland fell views, enclosed by wooden fence, raised beds and a useful utility/workshop.

Garage

5.41m x 2.51m (17' 9" x 8' 3") Up and over door, light, power and door into passage.

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; Pollard & Scott/Independent Mortgage Advisors – 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 electricity, gas, water and drainage. Gas central heating and double glazing installed throughout. Please note the mention of any appliances/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 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. Passing Millfield Gardens on the left, continue up a slight hill onto Brackenrigg Drive, bear left and follow the road around. The property is on the bend, set back from the road on the left hand side.

