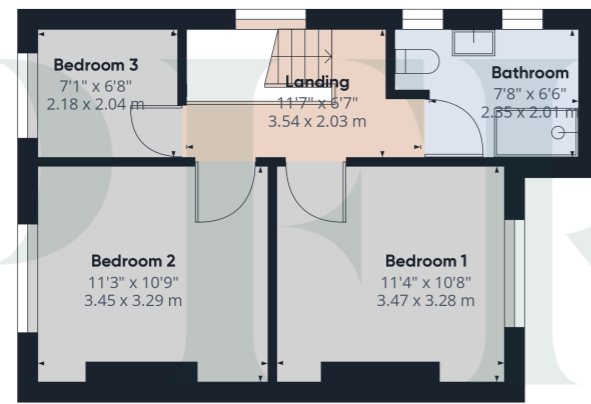
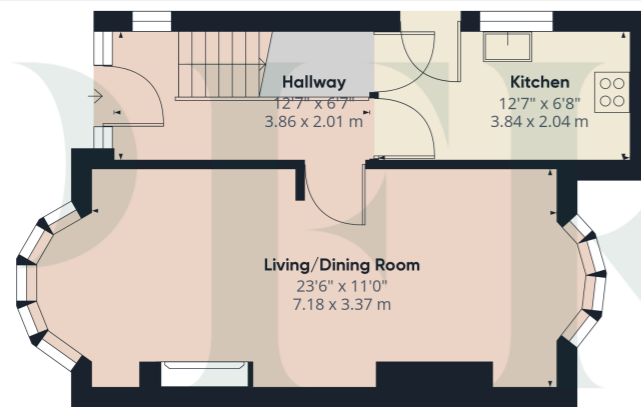
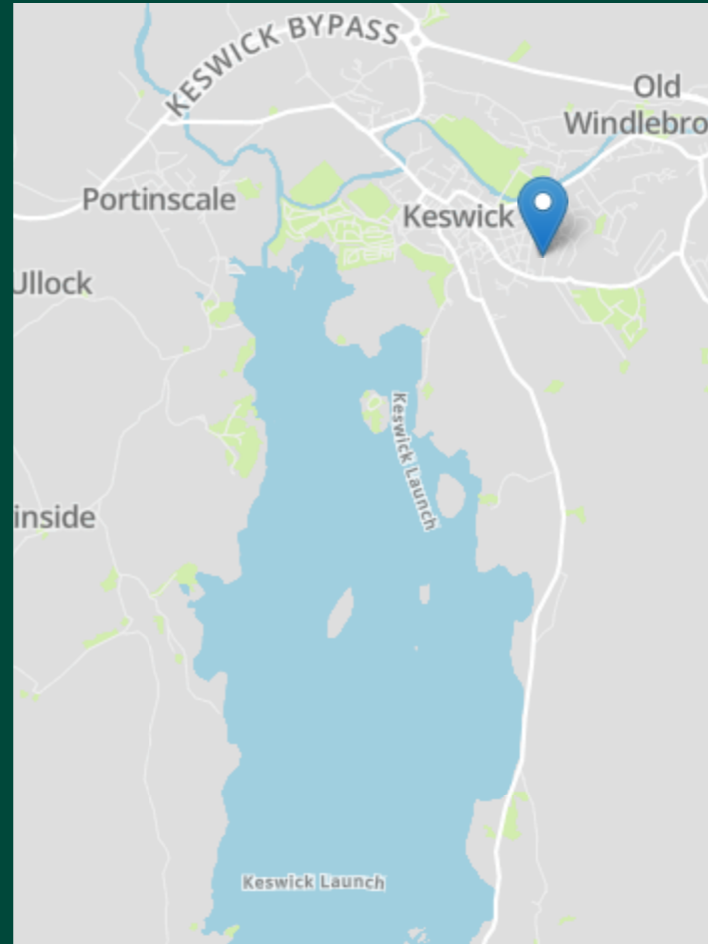


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



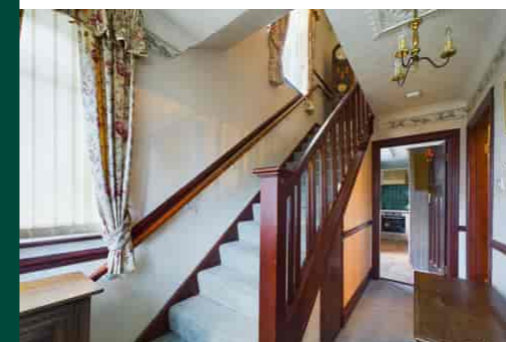
**PFK**

Approximate total area\*  
835.03 ft<sup>2</sup>  
77.58 m<sup>2</sup>

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.

GIRAFFE360



## 28 Manor Park, Keswick, Cumbria, CA12 4AA

- 3 bed semi det house
- Close to amenities
- Council Tax band E
- Modernisation required
- Lakeland fell views
- EPC rating E
- Garage & gardens
- Tenure: freehold

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

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www.pfk.co.uk

## LOCATION

Manor Park is located close to the centre of Keswick and therefore 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 access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15 miles)

## PROPERTY DESCRIPTION

A lovely three bedroom semi detached property in a desirable part of Keswick. Although requiring some upgrading, the property benefits from garage, driveway and garden. 28 Manor Park briefly comprises open plan living room/dining room towards the rear, kitchen with pantry/under stair cupboard and side door access. To the first floor are two double bedrooms, single bedroom and a shower room.

Enjoying views over towards the surrounding Lakeland fells. No onward chain and all within walking distance of Keswick town centre amenities.

## ACCOMMODATION

### Entrance Hallway

3.86m x 2.01m (12' 8" x 6' 7") Accessed via part glazed uPVC door with side panels, window to side aspect, stairs to first floor, understairs cupboard and a storage heater.

### Kitchen

3.84m x 2.04m (12' 7" x 6' 8") Understairs cupboard, door and window to side aspect, matching wall and base units, complementary worktop, tiled splashback, composite sink and drainer with mixer tap, electric oven, hob with extractor over, integrated fridge freezer and space for a dishwasher.

### Open Plan Living/Dining Room

7.18m x 3.37m (23' 7" x 11' 1") Bay windows to the front and rear aspect, two storage heaters, feature fireplace housing gas fire with tiled surround and wooden mantle.

## FIRST FLOOR

### Landing

3.54m x 2.03m (11' 7" x 6' 8") Window to side aspect and a storage heater.

### Bedroom 1

3.47m x 3.28m (11' 5" x 10' 9") Window to rear aspect and a storage heater.

### Bedroom 2

3.45m x 3.29m (11' 4" x 10' 10") Window to the front aspect and a storage heater.

### Bedroom 3

2.18m x 2.04m (7' 2" x 6' 8") Window to front aspect and a storage heater.

## EXTERNALLY

### Garden

Double wrought iron gates to lead to a single garage and driveway providing off road parking for two vehicles. To the front of the property is a lawned area with hedge border, to the rear is an enclosed patio area with a wooden storage shed.

### Garage

Detached single garage with door and window to side aspect, up and over door, light and power.

## 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 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

**Services:** Mains electricity, water and drainage. Storage heaters. 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.

**Viewing:** Through our Keswick office, 017687 74546.

**Directions:** From PFK office, head right and continue on Station Street, merging onto St Johns Street. Heading passed St Johns Church, Acorn Street and Eskin Street take the next left onto Manor Park and the property is towards the end of the street on the left hand side before St Herberts Street.

