



Threlkeld

**Offers Over
£400,000**

Glenburn
The Paddock
Threlkeld
Keswick
CA12 4SN

Property Ref: KW0086





Rear View



Rear

Threlkeld is located by the A66 beside the mighty Blencathra fell appropriately four miles east of Keswick and thirteen miles from Penrith and the M6 junction. The village provides a range of local amenities including primary school, two public houses, church, post office, village hall, coffee shop and bus service.

Accommodation

Ground Floor:

Front Entrance Vestibule

Cloakroom With WC, wash hand basin.

Living Room 13' 11" x 13' 5" (4.24m x 4.09m) With windows to two elevations, views to the fells, open fireplace, two radiators,

Inner Hall With radiator.

Kitchen 12' 3" x 8' 10" (3.73m x 2.69m) With fitted base and wall units, single drainer sink unit with mixer tap, ceramic wall tiling, integrated oven, hob and extractor unit, plumbing for washing machine, radiator, Worcester boiler.

Rear Vestibule With external door to rear garden.

Bedroom One 12' 11" x 11' 11" (3.94m x 3.63m) Front bedroom with views to the fells, radiator.



Front View

Bedroom Two 11' 11" x 9' 10" (3.63m x 3m) Rear bedroom with radiator.

Bedroom Three 9' 3" x 8' 11" (2.82m x 2.72m) Front bedroom with views to the fells, radiator.

Bathroom 8' 7" x 5' 4" (2.62m x 1.63m) With WC, wash hand basin, panelled bath with shower over, ceramic wall tiling, radiator, built in cupboards.

Outside: Lawned front and rear gardens with shrubs, side driveway with parking spaces and garage.

Tenure Freehold.

Services Mains water, electricity and drainage. Oil central heating to radiators.

Council Tax Band D.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

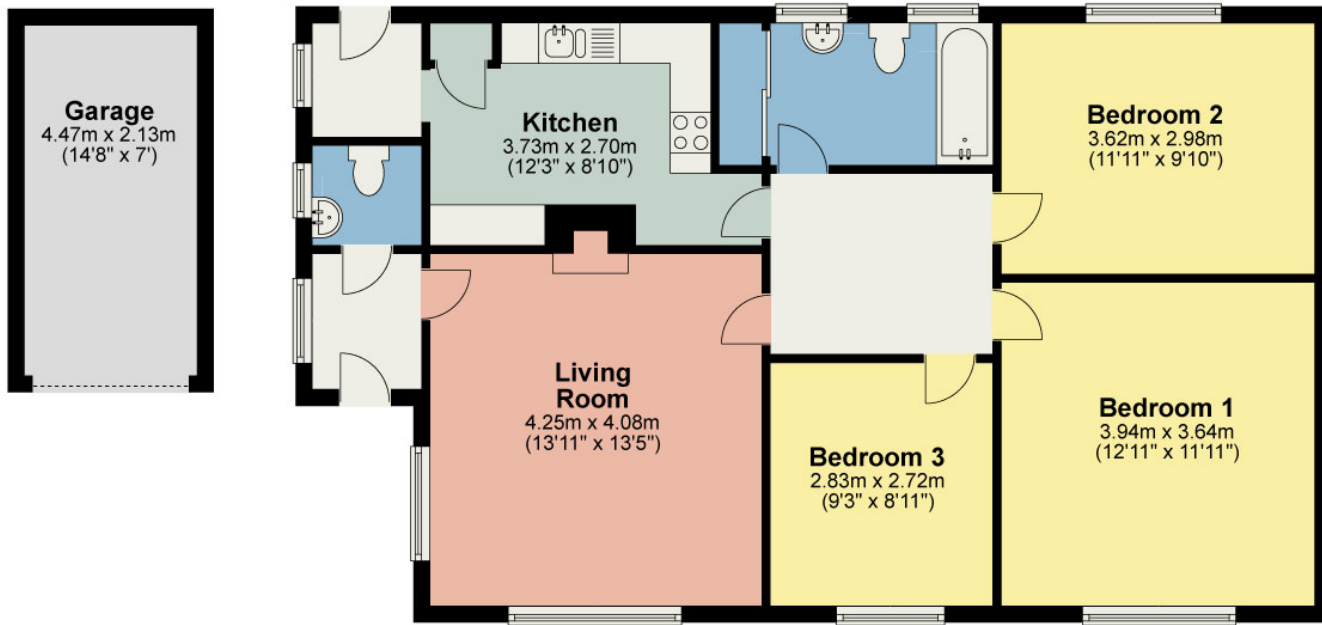


Kitchen

Directions Leaving Keswick proceed onto the A66 towards Penrith and turn left where sign posted to Threlkeld. Continue into the village and past the Horse & Farrier public house then turn first left into the Paddock and Glenburn is located on the right.

Viewings By appointment with Hackney & Leigh's Keswick office.

Price Offers over £400,000.



Total area: approx. 95.4 sq. metres (1026.6 sq. feet)

For illustrative purposes only. Not to scale.

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