



Threlkeld

Offers in the region of £375,000

4 Merle Bank, Threlkeld, Keswick, CA12 4RZ

A three bedroom period terrace house pleasantly located in the centre of Threlkeld village with delightful views to the fells and equally suitable as a primary home, second home or holiday let investment.

Threlkeld is situated off the A66 by the mighty Blencathra fell approximately 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.

Quick Overview

Period terrace house

Central location in Threlkeld village

Four miles from Keswick

Front and rear views to the fells

Three bedrooms

Living room and dining room

Fitted kitchen

Front garden and small rear yard

Property Reference: KW0428



3



1



2



F



Superfast
Broadband
Available



Living Room



Sitting Room



Sitting Room



Kitchen

Accommodation

Ground Floor:

Entrance Hall

With electric storage heater.

Living Room

With front bay window, open slate fireplace, electric storage heater.

Sitting Room

With period open fire and stove (not currently operational), electric storage heater, built in cupboard, under stairs cupboard.

Kitchen

With fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, plumbing for washing machine, external door.

WC

With WC, wash hand basin, electric heater.

First Floor:

Landing

With electric storage heater, built in cupboard.

Bedroom One

Front bedroom with cast iron period fireplace, electric storage heater.

Bedroom Two

Rear bedroom with cast iron period fireplace, electric storage heater, built in cupboard.

Shower Room

With WC, wash hand basin, corner shower cubicle, ceramic wall tiling, heated towel rail, electric storage heater, roof window.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

Second Floor:

Bedroom Three

With cast iron period fireplace, electric storage heater, dormer window, roof window.

Outside:

Forecourt garden with stocked and shrubbed borders, rear yard with pedestrian access.

Tenure

Freehold.

Services

Mains water, electricity and drainage.

Council Tax

Band C.

Directions

Leaving Keswick proceed onto the A66 towards Penrith and turn left where sign posted to Threlkeld. Continue into the village passing the village hall and turn left onto Blease Road. Merle Bank is located on the left opposite the school.

What3words

///shelter.surpasses.heavy

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers in the region of £375,000.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



Bedroom One



Setting



View



View

Request a Viewing Online or Call 01768 741741

Meet the Team

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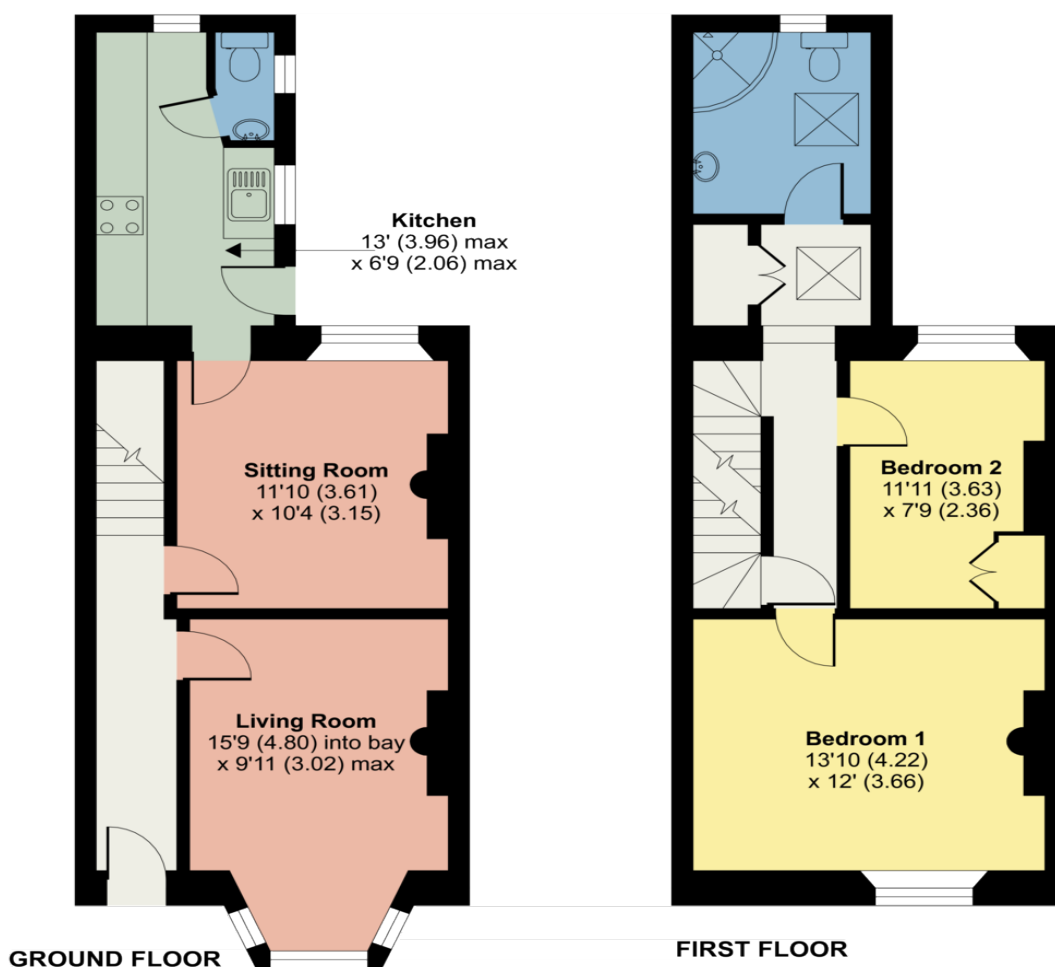
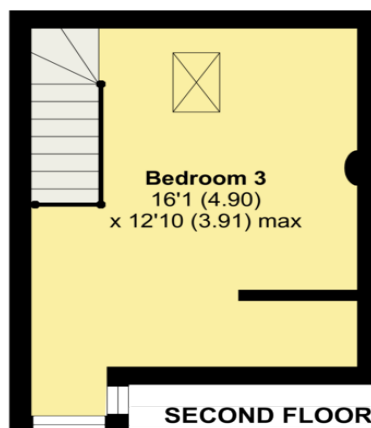
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4 Merle Bank, Threlkeld, Keswick

Approximate Area = 1127 sq ft / 104.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 959860

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