



96 Blencathra Street, Keswick, CA12 4HY

£1,850 Per month





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Keswick, CA12 4HY

- Available immediately
- Private parking and car port
- Transport links via the A66 and nearby M6
- Well maintained throughout
- Fantastic location a short walk from Keswick town centre
- Easy access to the Lake District
- 3 bedrooms

Welcome to 96 Blencathra Street, this fantastic semi detached property is close to the centre of Keswick and all the amenities it has to offer. Nestled in the heart of the Lake District National Park, Keswick is a charming market town offering an idyllic blend of natural beauty and vibrant community life. This property provides stunning views of the surrounding fells, including the majestic Skiddaw mountain and comprises of a spacious kitchen diner, boot room, downstairs wc, living room, three bedrooms, a bathroom and a semi converted attic space. Outside these is an easy to maintain front and rear garden, driveway and car port.

This property is not to be missed, viewing is essential.



Downstairs Hallway

Leading on from the front porch and main entrance, is the downstairs hallway, it gives access to the living room, an understairs cupboard, the kitchen diner and the first floor.

Living Room

The living room has views over the front of the property through the double glazed bay window, a modern fireplace, and an abundance of space for furniture.

Kitchen

The kitchen diner is a bright space which opens out on to the garden via double glazed french doors. The kitchen has a breakfast bar and still leave room for additional furnishings so it could be utilised as a second living and entertainment space. The kitchen has plenty of worktop and cupboard space with integrated appliances.

Back Entryway/Boot Room

Accessible directly from the rear garden, this back entryway has gives access to the downstairs wc, and an area that could be utilised as a utility, with built in storage and space to also be used as a boot room, this then leads directly in to the kitchen. It has a double glazed window bringing in natural light.

Downstairs WC

The downstairs wc is accessible from the back entrance to the property, and has a wc and sink unit with a double glazed frosted window.

Upstairs Hallway

The upstairs hallway gives access to all three bedrooms, the bathroom and the attic via the carpeted loft ladder with a fitted gate to restrict access.

Bedroom One

Bedroom one is a comfortable double and has views over the front of the property through the double glazed bay window to the fells in the distance, it has fitted wardrobes and window seat.





Bedroom Two

Bedroom two is a comfortable double and has views over the back garden through the double glazed window,

Bedroom Three

Bedroom three is comfortable single bedroom and could be utilised as a home office, it has a double glazed window with views over the front of the property.

Bathroom

The bathroom has a frosted double glazed window, wc and sink unit with built in storage and an over bath shower.

Attic

The attic is accessed by a carpeted loft ladder and has been semi converted, it has a double glazed skylight.

Outside

Outside there is a patio and a raised artificial lawn with a paved seating area and room for a shed. There is also a car port and driveway that would comfortably park three cars. The front garden is paved with flowerbeds and is easily maintainable.

Additional Information & Services

The property is linked to mains electricity, gas and water.

There is the option of additional off road parking as the street does not require a permit.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Directions

Coming from the East: Approach Keswick on the A66 heading west. As you near Keswick, look for signs to the town centre. Once in Keswick, you'll likely need to navigate through the town to reach Blencathra Street, which is in a residential area. You may need to use local streets to reach Blencathra Street. Coming from the West: Approach Keswick on the A66 heading east. Look for signs directing you into Keswick town centre. Once in Keswick, navigate through the town towards the residential areas. Locate and follow signs or use local directions to find Blencathra Street.





Floor Plans

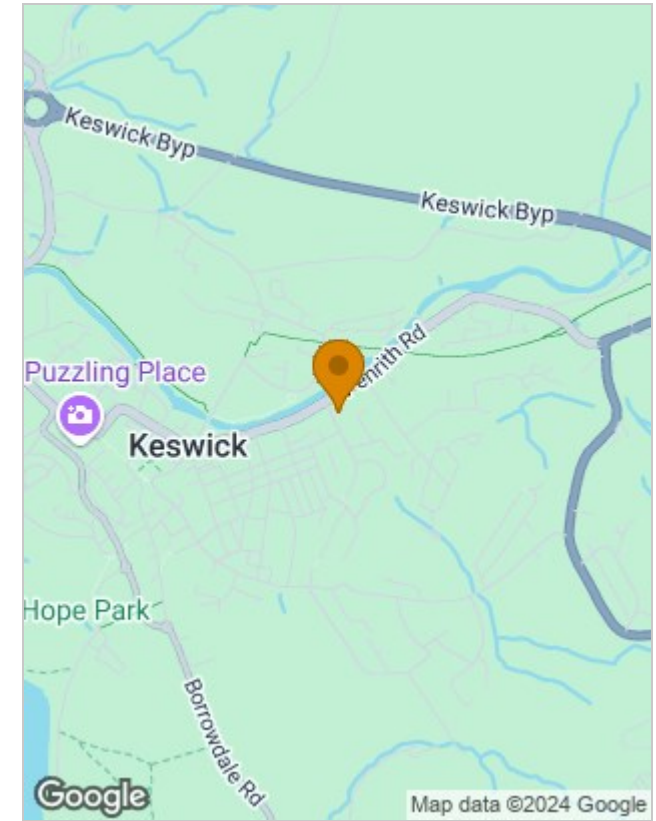
BLENCATHRA STREET, KESWICK







Ground Floor First Floor Second Floor

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.