



127 Main Street, Keswick – CA12 5NN

Guide Price £375,000

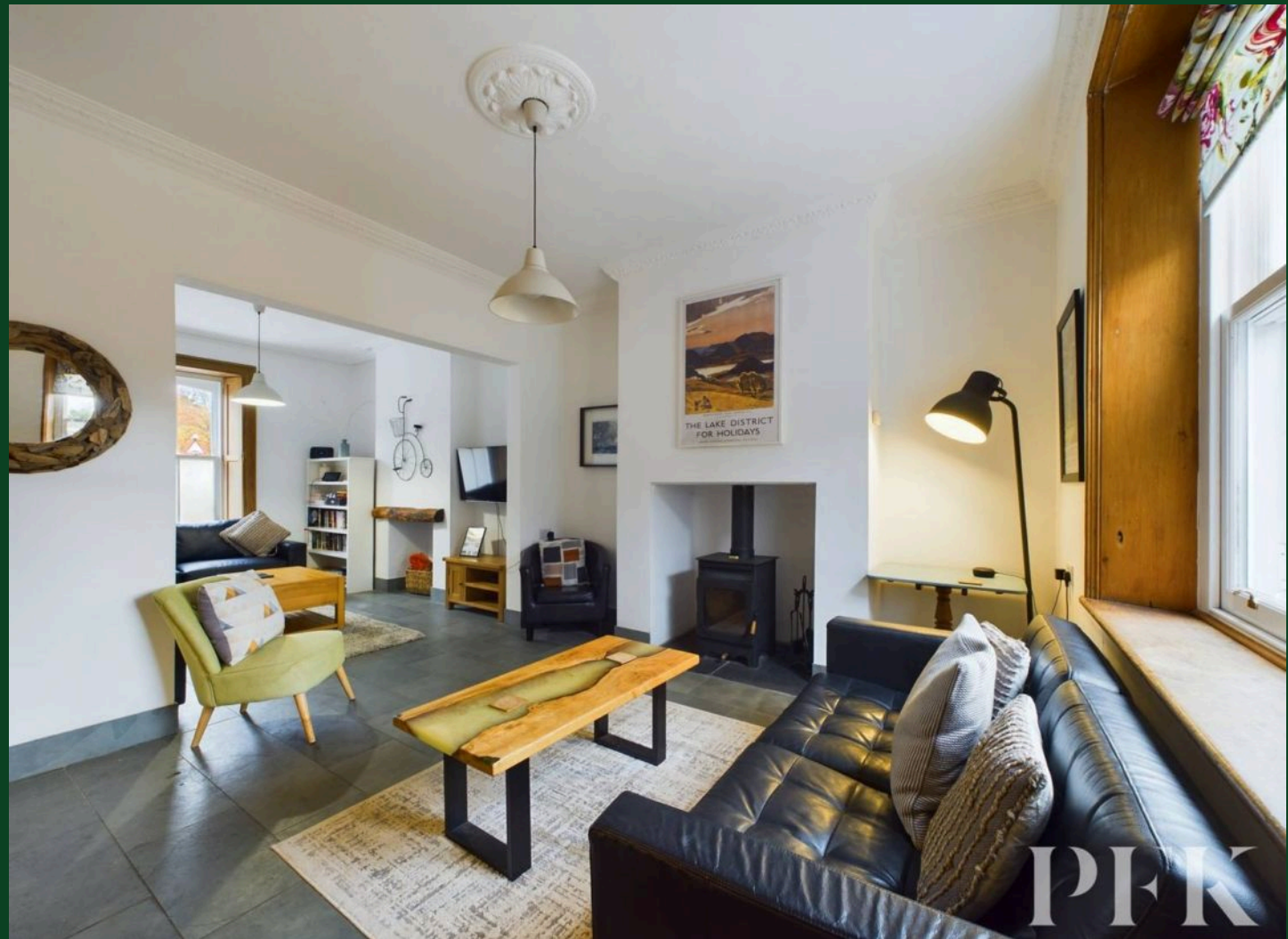
PFK

127 Main Street

Keswick

Beautifully appointed property close to the town centre, with Lakeland fell views and shared garden area.

- EPC Rating D
- Freehold
- Council Tax: Business Rates
- Shared Garden
- Private yard area
- Beautifully presented throughout
- Town centre
- Lakeland fell views





Hallway

11' 8" x 6' 2" (3.56m x 1.89m)

Stairs to first floor, understairs cupboard and a radiator.

Open Plan Living/Dining Area

11' 10" x 18' 4" (3.60m x 5.59m)

Dual aspect windows to front and rear, stone flooring throughout, feature fireplace with wood burning stove and stone hearth, feature fireplace with wooden mantle and a radiator.

Kitchen

14' 5" x 6' 11" (4.39m x 2.12m)

Windows to side aspect, a range of matching wall and base units, slate worktop, stainless steel sink and drainer with mixer tap, electric hob with extractor over, oven, integrated dishwasher, stone flooring, door to side aspect and a radiator.

Utility Room

4' 11" x 7' 2" (1.51m x 2.18m)

Obscured window to side aspect, base units, stainless steel sink and drainer with mixer tap, wall mounted boiler, space for washing machine and a WC.

FIRST FLOOR

Landing

6' 1" x 3' 4" (1.85m x 1.02m)

Fitted cupboard.

Bathroom

4' 10" x 9' 0" (1.47m x 2.75m)

Window to front aspect, WC, wash hand basin, double shower cubicle with mains shower and a radiator.

Bedroom 1

15' 3" x 9' 3" (4.65m x 2.82m)

Window to rear aspect, loft hatch and a radiator.



Bedroom 2

11' 11" x 8' 6" (3.63m x 2.58m)

Window to rear aspect and a radiator.

Bedroom 3

8' 4" x 8' 2" (2.55m x 2.50m)

Window to front aspect and a radiator.

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; Emma Harrison Financial Services - 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.

Directions

From our office, head north along Station Street and turn left on to Main Street, following the road around and straight across at the mini roundabout. Proceed over Greta Bridge and approximately 150 metres from there, the property is located on the left hand side of the road opposite the Rawnsley Centre.



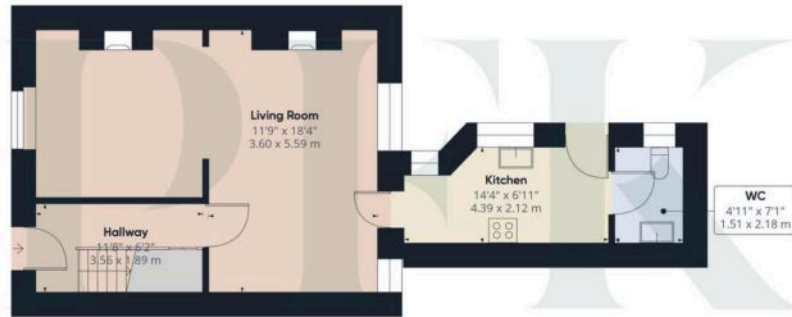


YARD

Enclosed private rear yard with access to shared garden/drying area which allows access to stone outbuilding. The stone outbuilding is private for the property with light and power installed.



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Floor 0

Approximate total area⁽¹⁾
937.43 ft²
87.09 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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 BCS SPMS 3C standard.
DRAFT 360



Floor 1



PFK Estate Agency Keswick

P F K Estate Agents, 19 Station Street - CA12 5HH

01768 774546

keswick@pfk.co.uk

www.pfk.co.uk/

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