



**13 Acorn Street, Keswick – CA12 4EA**

Guide Price £475,000

**PFK**



# 13 Acorn Street

Keswick

A five bedroomed end terrace close to the town centre. In lovely condition throughout and with present views of the Lakeland fells.

- Five bedrooms and two bathrooms
- Freehold
- Council tax band: Assesed for business rates
- EPC E
- Garden to rear
- Lakeland fell views







#### **Entrance Porch**

3' 6" x 3' 8" (1.07m x 1.13m)

#### **Entrance Hallway**

3' 7" x 12' 6" (1.09m x 3.81m)

Stairs to first floor and radiator.

#### **Sitting Room**

11' 11" x 17' 3" (3.64m x 5.27m)

Bay window to front aspect, feature fireplace with electric fire and a radiator.

#### **Dining Room**

12' 2" x 13' 0" (3.71m x 3.97m)

Window to rear aspect, feature fireplace with electric fire, understairs cupboard and a radiator.

#### **Kitchen**

7' 2" x 10' 6" (2.18m x 3.20m)

Window and door to side aspect, a range of matching wall and base units, complementary worktop, Rangemaster style oven and gas hob with extractor over, stainless steel sink and drainer with mixer tap, free standing fridge freezer and space for a dishwasher.

#### **FIRST FLOOR**

#### **Half Landing**

2' 11" x 2' 7" (0.89m x 0.78m)

#### **Bathroom**

7' 3" x 10' 0" (2.21m x 3.04m)

Obscured dual aspect windows to side and rear, bath, WC, wash hand basin, shower cubicle with electric shower and a heated towel rail.

#### **Landing**

5' 5" x 9' 11" (1.64m x 3.01m)

Stairs to second floor and fitted storage cupboard.

#### **Bedroom 1**

10' 4" x 13' 6" (3.14m x 4.11m)

Window to rear aspect with wonderful fell views, wash hand basin and a radiator.



**Bedroom 2**

8' 10" x 17' 0" (2.68m x 5.17m)

Bay window to front aspect, wash hand basin and a radiator.

**Bedroom 3/ Second Living Room**

7' 0" x 9' 7" (2.14m x 2.92m)

Window to front aspect and a radiator.

**SECOND FLOOR****Half Landing**

Window to rear aspect.

**Landing**

5' 6" x 11' 2" (1.68m x 3.41m)

Loft hatch with pull down ladder.

**Bathroom**

10' 2" x 13' 6" (3.10m x 4.11m)

Window to rear aspect, cast iron feature fireplace, WC, shower cubicle with electric shower, wash hand basin, radiator and contemporary free standing bath enjoying the Lakeland Fell views across the rooftops.

**Bedroom 4**

10' 0" x 13' 7" (3.04m x 4.14m)

Window to front aspect, cast iron feature fireplace, wash hand basin and a radiator.

**Bedroom 5**

6' 1" x 13' 6" (1.85m x 4.12m)

Window to front aspect and a radiator.







### Garden

To the front is a low Lakeland stone wall with a shillied area for ease of maintenance. To the rear is a outhouse/utility area housing the washing machine, the garden is enclosed with a raised AstroTurf seating area to enjoy Alfresco Dining, mature shrub border, shed and fencing to provide privacy.

### ADDITIONAL INFORMATION

#### Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order

#### 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 the office head along Southeey street, right to the end and turn left onto Acorn Street. The property is a short distance along on the left hand side set back from the road.









## PFK Estate Agency Keswick

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