



36a Skiddaw Street, Keswick – CA12 4BY

Guide Price £325,000

PFK

36a Skiddaw Street

Keswick, Keswick

A well proportioned apartment a short walk from the town centre. Private entrance and rear balcony.

- Spacious apartment
- Private entrance
- Leasehold, no service charge
- EPC C
- Council tax band: Assessed for business rates
- Balcony with Lakeland fell views





Entrance Hallway

13' 5" x 3' 10" (4.09m x 1.16m)

Hanging space, Window to rear aspect, space for dryer.

Inner Hall

4' 6" x 21' 3" (1.37m x 6.47m)

Fitted storage cupboard.

Bathroom

5' 1" x 11' 1" (1.55m x 3.39m)

Obscured window to rear aspect, WC, wash hand basin, bath, shower cubicle with mains shower, heated towel rail.

Kitchen

9' 10" x 9' 3" (2.99m x 2.82m)

Window to rear, door to balcony, matching wall and base units, tiled splash back, complementary work surfacing, oven with gas hob, freestanding fridge freezer, pantry cupboard, stainless steel sink with mixer tap, washing machine and breakfast bar.

Balcony

5' 1" x 11' 1" (1.55m x 3.39m)

South facing, accessed from the kitchen

Living room

13' 2" x 18' 3" (4.01m x 5.55m)

A large open room with two windows to front aspect, feature fireplace with electric fire and wooden surround, radiator and space for dining table and chairs.

Bedroom 1

12' 9" x 11' 10" (3.89m x 3.60m)

Window to rear aspect and a radiator.

Bedroom 2

13' 8" x 11' 6" (4.17m x 3.50m)

Window to front aspect and a radiator.



ADDITIONAL INFORMATION

Dining

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Directions

From the office turn left and head along Southey Street. Take the third left onto Helvellyn Street, continue to the end of the street, taking the right onto Skiddaw Street. The property is a short distance on the right before the incline leading onto Manesty View.

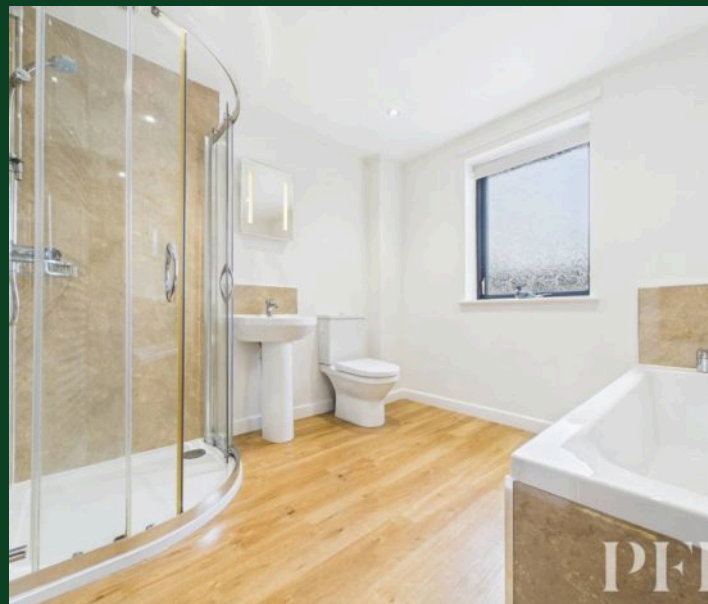
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PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. 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 2024 was £221.00; 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.

Services

Mains electricity, 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.









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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