



90 Latrigg Close, Keswick, CA12 4LF

Guide Price £270,000

PFK

90 Latrigg Close

The Property:

A good sized semi detached property, partly modernised with an updated, open plan kitchen/dining room, utility room which also allows access from the front to the rear garden and a wet room style bathroom. Currently a two bedroom property, but could easily be altered back to the original three bedroom property it once was, if preferred. Externally the front garden is gravelled for ease of maintenance and enclosed with fencing, the rear has decking adjoining the house with patio doors leading onto this, lawn and all enclosed with wooden fencing.

Please note a Local Occupancy Clause is in place.

- Local Occupancy Condition
- Freehold
- Council Tax: Band C
- Front and rear garden
- Utility and access to rear
- EPC rating D





90 Latrigg Close

Location & directions:

A popular residential area within easy walking distance of Keswick town centre and set amongst some spectacular scenery with Latrigg to the front aspect and equally views towards Blencathra and Grisedale Pike. This property sits in a quiet cul-de-sac, located near to the local primary school and a short walk to the nearest garage/shop, benefitting from easy access onto the Keswick to Threlkeld pathway.

Directions

From our Keswick office head along Penrith Road passing the BP garage and Twa Dogs Public House. After approximately 150 yards take the right turning into Latrigg Close. Follow the road around to the right, the property is on the right hand side, towards the end of the cul-de-sac with a grassed area and tree adjacent to the pathway to the the front.



ACCOMMODATION

Entrance Hallway

6' 0" x 11' 7" (1.83m x 3.53m)

Circular window to front aspect, radiator, stairs to first floor with understairs cupboard.

Living Room

11' 0" x 13' 1" (3.36m x 3.99m)

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

Kitchen/Dining Room

18' 6" x 10' 4" (5.64m x 3.15m)

Window to rear aspect and sliding doors, a range of matching wall and base units, complementary work surfacing, oven and built in microwave, electric hob, composite sink and stainless steel mixer tap, integrated dishwasher, integrated fridge and freezer, breakfast bar seating and feature fireplace with electric fire.

Utility Room

9' 1" x 6' 10" (2.76m x 2.08m)

Window to front aspect, doors to front and rear, matching wall and base units, space for a washing machine/dryer and a radiator.

Cloakroom/WC

2' 9" x 10' 2" (0.84m x 3.09m)

With wash hand basin and WC.

FIRST FLOOR LANDING

6' 1" x 8' 2" (1.85m x 2.48m)

Window to side aspect, loft hatch and a radiator.

Bathroom

7' 7" x 5' 4" (2.32m x 1.63m)

Wet room style with window to rear aspect, WC, mains shower, wash hand basin and a heated towel rail.





Bedroom 1

18' 9" x 11' 5" (5.71m x 3.49m)

Originally two rooms, now made into one dual aspect room. Adapted for previous owner and currently fitted with lift into sitting room, fitted cupboard above the stairs and two radiators.

Bedroom 2

10' 7" x 10' 3" (3.22m x 3.12m)

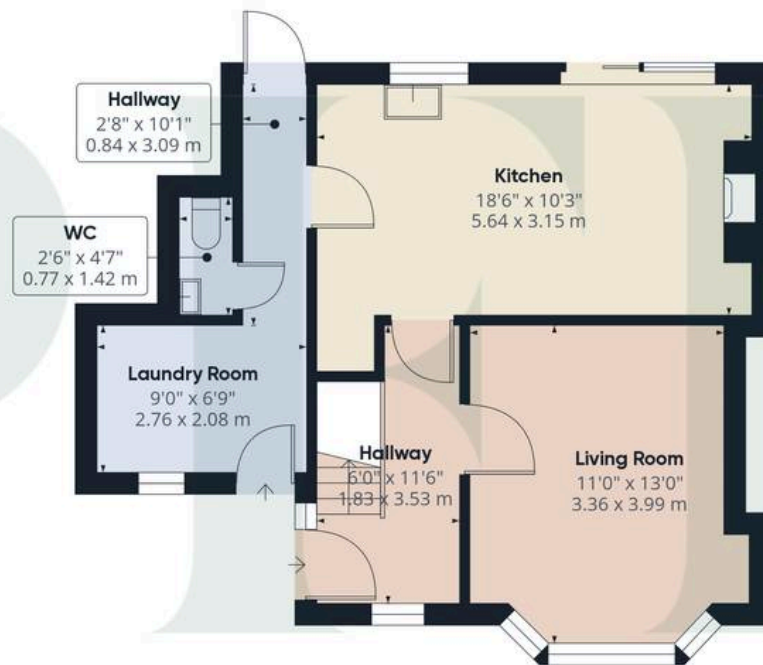
Window to rear aspect, fitted cupboard and a radiator.

EXTERNALLY

Garden

To the front is a gravelled area for ease of maintenance. To the rear is an enclosed garden with raised decked area adjoining the house, paved area alongside for seating with steps down to lawn area.





Floor 0



Floor 1

Approximate total area⁽¹⁾

878.03 ft²

81.57 m²

Reduced headroom

0.24 ft²

0.02 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 RICS IPMS 3C standard.

GIRAFFE360

ADDITIONAL INFORMATION

Services

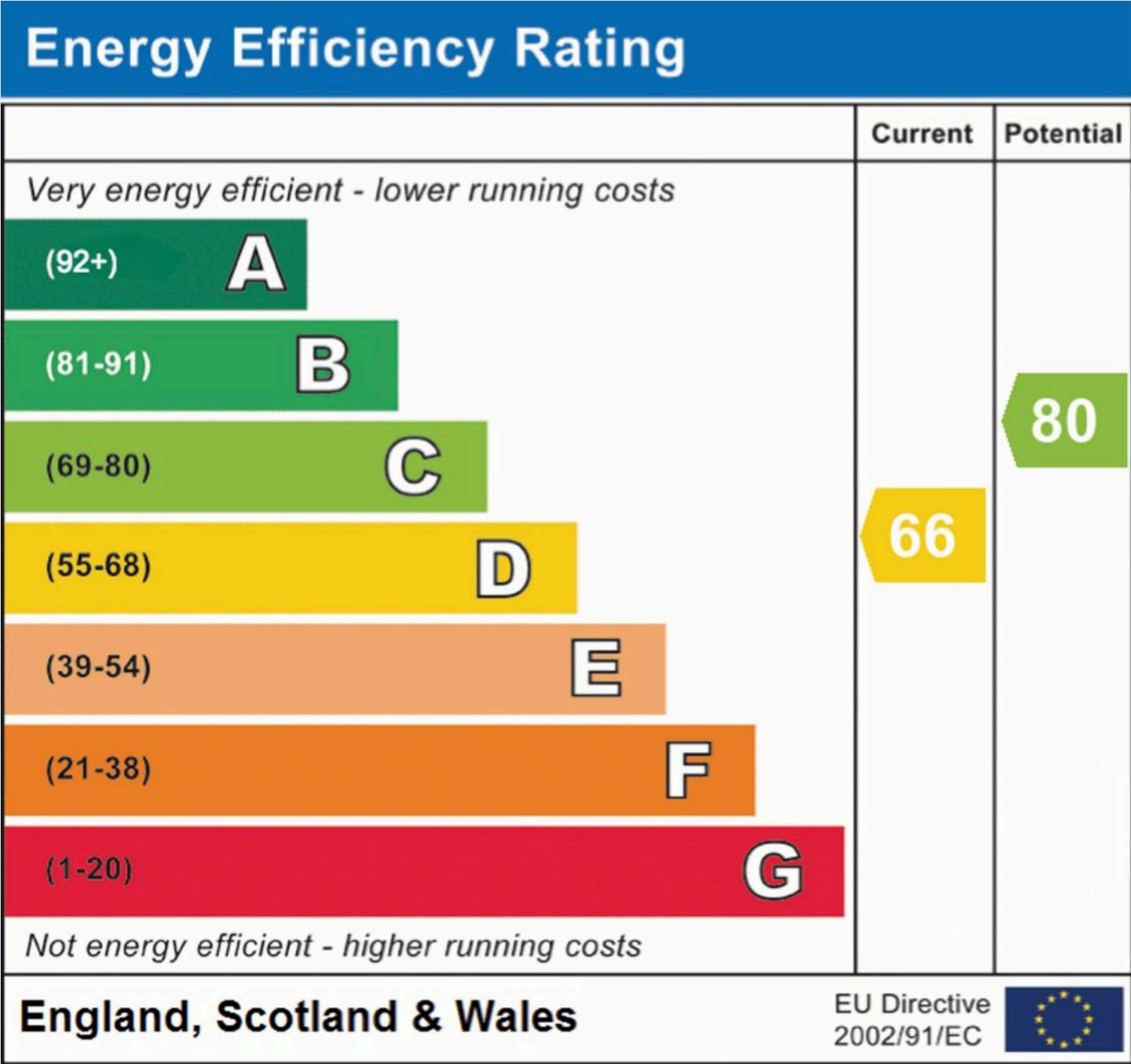
Mains electricity and water, gas central heating and mains drainage; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral and 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 : Naphthens 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.

Local Occupancy Condition

The restriction requires a purchaser to have had either worked in the locality defined for a minimum of 9 months or had their principal home within the locality for a minimum of three years. The locality is the Lake District National Park.





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