

PFK



9 Cross Street, Keswick – CA12 4DE

Guide Price £495,000

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Keswick, Keswick

A beautifully presented four bedroom end of terrace property, boasting four double bedrooms and three bathrooms, this property is a true gem in a convenient town centre location. Benefiting from allocated parking and a private south-facing paved courtyard and enjoying Lakeland Fell views to the front over the rooftops of the town. Constructed in 2004, this property has been meticulously maintained and offers modern amenities, without any local occupancy restrictions, providing flexibility. This property offers both comfort and elegance, making it the perfect place to call home for those seeking a blend of modern living and scenic beauty.

- Four double bedrooms and three bathrooms
- EPC rating D
- Freehold
- Allocated parking and private south facing paved courtyard
- Council tax band assessed for business rates
- Lakeland fell views
- Town centre location and close to amenities
- Built in 2004 with no local occupancy restriction

Situated within walking distance of Keswick town centre, amongst some spectacular scenery in the heart of the Lake District National Park. Within this bustling market town there is a wide range of amenities and entertainment including the much respected Theatre by the Lake. Access via major A roads provides easy commute to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6). For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a main line railway station in Penrith (approx. 18 miles



Entrance Vestibule

3' 2" x 13' 8" (0.97m x 4.16m)

Built in storage cupboard.

Hallway

3' 2" x 13' 8" (0.97m x 4.16m)

Stairs to first floor and a radiator.

Kitchen

8' 5" x 16' 11" (2.57m x 5.16m)

Windows to front aspect, range of matching wall and base units, complementary worktop, space for fridge freezer, stainless steel sink and drainer with mixer tap, gas hob and oven with extractor over, space for dishwasher, window to side aspect, space for dining table and a radiator.

Utility Room

5' 8" x 6' 3" (1.72m x 1.91m)

Door to side aspect, worktop, space for washing machine, space for tumble dryer and wall mounted boiler.

WC

5' 5" x 5' 11" (1.65m x 1.81m)

WC, wash hand basin and shelving.

Living Room

14' 0" x 14' 5" (4.27m x 4.39m)

Windows to side and rear aspect, feature fireplace with gas fire, patio doors to rear yard and a radiator.

FIRST FLOOR**Landing**

6' 0" x 17' 9" (1.84m x 5.42m)

Window to front aspect, stairs to second floor and storage cupboard.

Bedroom 1

14' 0" x 14' 4" (4.27m x 4.38m)

Window to rear aspect and a radiator.

En-Suite

6' 0" x 5' 2" (1.83m x 1.57m)

Obscured window to side aspect, WC, wash hand basin, shower cubicle with mains shower and a radiator.

Bathroom

8' 5" x 6' 3" (2.56m x 1.91m)

Obscured window to side aspect, WC, wash hand basin,





Bathroom

8' 5" x 6' 3" (2.56m x 1.91m)

Obscured window to side aspect, WC, wash hand basin, bath with shower attachment and a radiator.

Bedroom 2

8' 6" x 11' 1" (2.58m x 3.39m)

Window to front aspect and a radiator.

SECOND FLOOR

Landing

3' 0" x 11' 1" (0.91m x 3.37m)

Bedroom 3

8' 6" x 15' 4" (2.59m x 4.68m)

Window to front aspect with Lakeland fell views and a radiator.

Bathroom

2' 10" x 11' 9" (0.86m x 3.58m)

Velux window, WC, wash hand basin, shower cubicle with mains shower and a radiator.

Bedroom 4

13' 4" x 14' 5" (4.06m x 4.39m)

With window to rear aspect, fitted cupboard and a radiator.

Garden

Enclosed paved courtyard garden with mature shrubs.

Off street

1 Allocated Parking Space to the rear.





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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

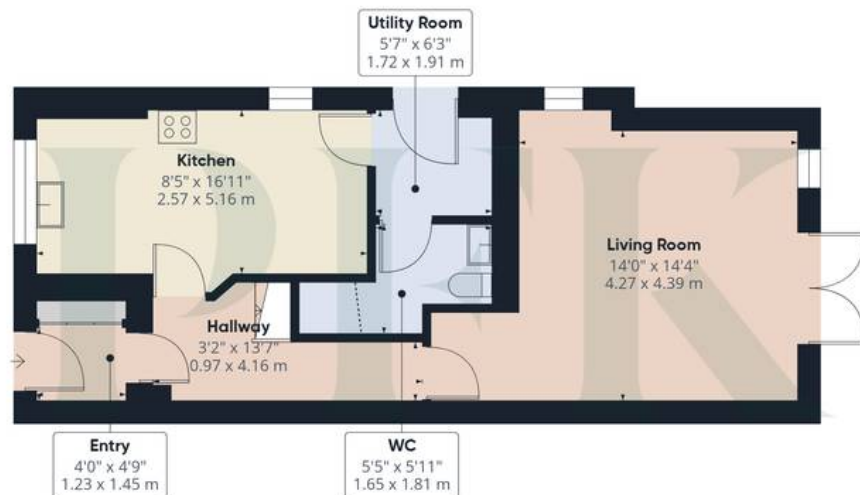
Services

Mains electricity, gas, water & drainage; gas central heating; 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.

Directions

The property can easily be located using postcode CA12 4DE or can otherwise be found using what3words location [///rumbles.reactions.gradually](https://www.what3words.com/?q=///rumbles.reactions.gradually)

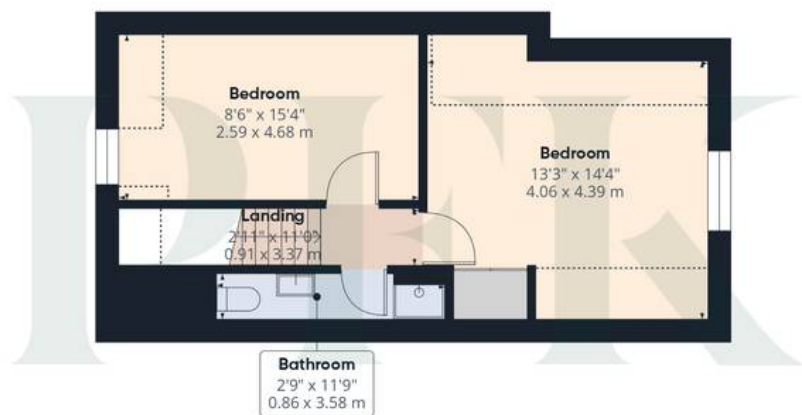




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1332 ft²

123.9 m²

Reduced headroom

80 ft²

7.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



PFK Estate Agency Keswick

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

01768 774546

keswick@pfk.co.uk

www.pfk.co.uk/

PFK

