



14 Stanger Street, Keswick – CA12 5JU

Guide Price £395,000

PFK



# 14 Stanger Street

## Keswick

- In need of modernisation
- Allocated parking to rear
- Council Tax band D
- EPC TBC
- Town centre

This well-proportioned Victorian terraced home offers a rare opportunity to upgrade and personalise a character property in the heart of Keswick. Benefitting from allocated parking at the rear, the house is ideally situated within walking distance of the town centre and all its amenities.

The accommodation includes a bright sitting room featuring a bay window, a separate dining room leading into the kitchen and utility area at the rear. The first floor comprises two double bedrooms, a family bathroom, a separate WC, and a useful walk-in storage room. On the second floor, you'll find two additional bedrooms, providing flexible living space for families or those working from home.

Although the property would benefit from modernisation throughout, it offers excellent potential to create a comfortable and stylish home in one of the Lake District's most desirable locations.

Conveniently situated on the periphery of the town centre. Keswick caters well for everyday needs with primary and secondary schools, varied shops, supermarkets, restaurants and tea rooms, banks, a good selection of sports/leisure facilities and of course, the renowned Theatre By The Lake. For those wishing to commute, the A66 provides excellent access to west Cumbria as well as the M6 (junction 40) and there is a main line railway station in Penrith (approx. 15 miles).



## ACCOMMODATION

### Entrance Hallway

12' 4" x 3' 7" (3.76m x 1.08m)

With stairs to first floor and a radiator.

### Living Room

12' 4" x 11' 2" (3.77m x 3.40m)

Bay window to front aspect, feature open fireplace and a radiator.

### Dining Room

12' 4" x 10' 6" (3.76m x 3.21m)

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

### Kitchen

12' 4" x 8' 8" (3.77m x 2.63m)

Window and door to side aspect, range of matching wall and base units, complementary worktop, oven, as hob, stainless steel sink and drainer with mixer tap, tiled splashback and space for washing machine.

### Utility/WC

2' 11" x 4' 0" (0.89m x 1.23m)

Obscured window to rear aspect, WC and wall mounted boiler.

### Rear Porch

5' 0" x 6' 10" (1.52m x 2.08m)

Covered with uPVC roof and door to rear.

## FIRST FLOOR

### Landing

Split level with loft hatch.

### Storage Cupboard

3' 0" x 6' 2" (0.92m x 1.89m)

Window to side aspect and velux window.





### **WC**

2' 8" x 5' 3" (0.81m x 1.59m)

Obscured window to side aspect and a WC.

### **Bathroom**

6' 1" x 8' 8" (1.86m x 2.63m)

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

### **Bedroom 1**

12' 6" x 15' 5" (3.81m x 4.70m)

Dual aspect windows to front, wash hand basin, shower cubicle with electric shower and a radiator.

### **Bedroom 2**

12' 4" x 8' 11" (3.77m x 2.72m)

Window to rear aspect, radiator and fitted cupboard.

## **SECOND FLOOR**

### **Landing**

12' 2" x 5' 0" (3.71m x 1.53m)

Velux window, fitted cupboard and a loft hatch.

### **Bedroom 3**

12' 8" x 14' 6" (3.85m x 4.42m)

Window to front aspect, wash hand basin and a radiator.

### **Bedroom 4**

12' 4" x 9' 1" (3.76m x 2.78m)

Window to rear aspect, wash hand basin and a radiator.

### **Allocated parking**

At the end of the terrace, is vehicular access to the rear of the terrace, which has a paved area for parking.

### **Garden**

To the front of the property is a low stone wall and enclosed paved area.







## 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

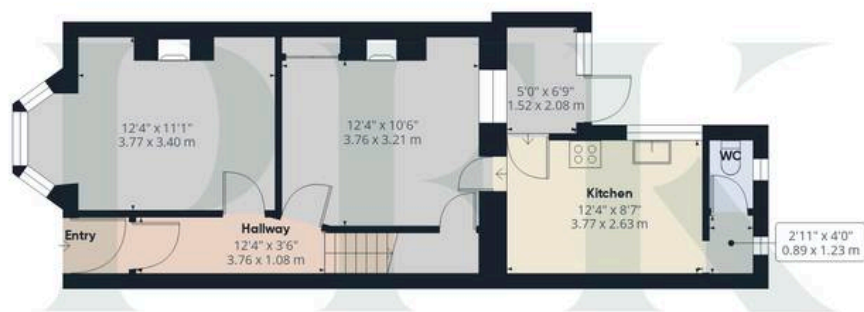
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working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

### Directions

The property can easily be located using postcode CA12 5JU or can otherwise be found using what3words location [///acclaim.windows.grumbling](https://www.what3words.com/acclaim/windows/grumbling)







Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1337 ft<sup>2</sup>

124.2 m<sup>2</sup>

Reduced headroom

55 ft<sup>2</sup>

5.2 m<sup>2</sup>

(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

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