

Portinscale

Offers in the region of £540,000

Trevone, Portinscale, Keswick, CA12 5RF

A modern detached three bedroom bungalow occupying an extensive prime site most conveniently situated in the centre of Portinscale village. Updating of the accommodation is required.

Portinscale is located off the A66 under two miles west of Keswick in a stunning rural Lakeside setting by Derwentwater and provides a wide range of local amenities including two marinas, village hall, public house and café/restaurant.

Quick Overview

Modern detached bungalow requiring updating
 Extensive prime site in the centre of Portinscale
 Under two miles from Keswick
 Three bedrooms
 Front and rear gardens
 Garage and on-site parking



3



1



2



D



Ultrafast
Broadband
Available



2

Property Reference: KW0567



Living Room



Living Room



Kitchen



Dining Room

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With radiator.

Living Room

With bay window, fitted gas fire, radiator.

Dining Room

With radiator, patio door to the rear garden.

Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, plumbing for washing machine, built in cupboard.

Bedroom One Bedroom 3

With radiator, fitted bedroom furniture.

Bedroom Two

With radiator.

Bedroom Three

With radiator.

Bathroom

With bath, wash hand basin, radiator.

Separate WC

With WC, wash hand basin, radiator.

Outside:

Front forecourt providing on-site parking spaces, front lawn with stocked and shrubbed borders, side garden area and side pathways, extensive rear garden including paved terraces, stocked and shrubbed borders, established trees.

Garage

With electric light and power, pedestrian door.

Entrance Hall

With radiator.



Living Room



Kitchen



Dining Room



Bedroom One



Bedroom Two



Bedroom Three

Utility Room

With electric light and power, WC, wash hand basin, plumbing for washing machine.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.

Council Tax

Band E.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

From Keswick proceed west on the A66 towards Cockermouth and turn left where sign posted to Portinscale. Proceed ahead into the village centre following the road bearing right towards the marina. The property is situated on the left opposite the village cafe.

What3words

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Price

Offers in the region of £540,000.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. VAT).



Rear Elevation



Front Elevation



Garden



Garden

Request a Viewing Online or Call 01768 741741

Meet the Team

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Ground Floor

Approx. 118.8 sq. metres (1278.5 sq. feet)



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