

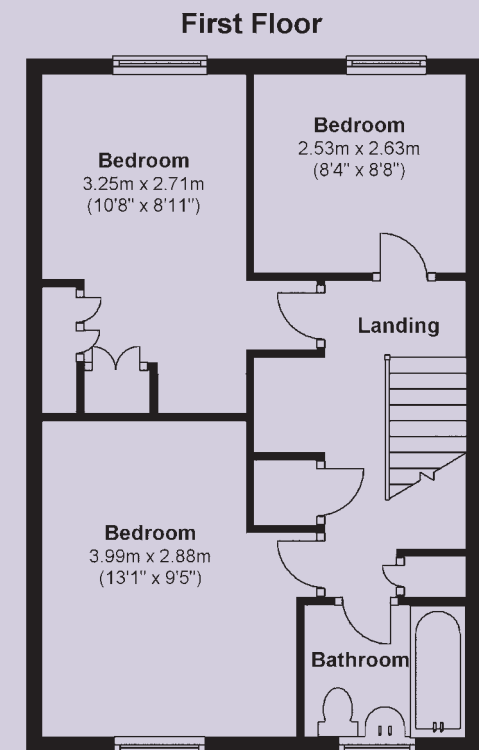
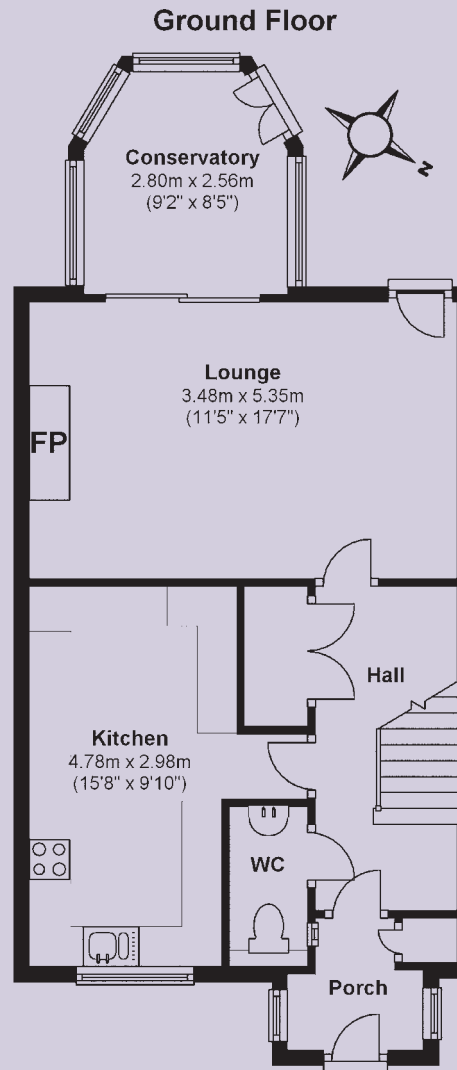
5 Stonethwaite,
Borrowdale, Keswick

Edwin
Thompson



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5 Chapel Howe,
Stonethwaite, Borrowdale, Keswick, Cumbria, CA12 5XG



Brief Résumé

3 bedroomed mid terraced house in a beautiful location with central heating and upvc double glazing. Lovely views, local occupancy clause applies, no upward chain.

Description

5 Chapel Howe is a deceptively spacious 3 bedroomed mid terrace property in the delightful hamlet of Stonethwaite, in the heart of the Borrowdale valley. This is a wonderful location surrounded by the high fells of the Lake District National Park. The property is just a stones throw from Borrowdale Primary School which itself is in the catchment area for Keswick School. The accommodation comprises an entrance lobby and hall, well appointed fitted kitchen, main living room and conservatory. On first floor are 3 bedrooms and the bathroom. The property benefits from ducted warm air central heating and upvc double glazing, has a small paved forecourt to the front with parking opposite, and an attractive enclosed rear garden backing onto open countryside. There are lovely views in all directions.

Directions

From Keswick take the B5289 Borrowdale Road along the eastern shore of Derwentwater, continuing passed grange, and a short distance after passing through the village of Rosthwaite, take the lefthand turning sign posted to Stonethwaite. The property is a short distance along this road on the righthand side, just before Borrowdale Village School.

Accommodation:

Ground Floor

Entrance Lobby

Upvc double glazed front door with decorative glass leads into entrance lobby with ceramic tiled floor, timber bench seat with cupboards beneath, upvc double glazed windows either side, built-in store cupboard. Inner half glazed panelled door leads to:-

Reception Hall

With wood effect ceramic tiled floor, understairs open storage space, large boiler cupboard providing useful storage and housing Electric boiler providing ducted warm air heating, antique pine doors to rooms with matching internal joinery, banister rail etc

WC

With wash basin and small internal window to entrance lobby

Living Room

With feature wooden mantelpiece and marble effect inlay and hearth, wall lights, upvc double glazed door to rear garden incorporating separately opening glazed panel, upvc double glazed sliding patio door to:-

Conservatory

Upvc double glazed conservatory with ceramic tiled floor and wall lights.

Kitchen

Range of fitted wall and base units providing cupboards and drawers with contrasting work surface and tiled up-stand. Wall units include corner display shelves, wine rack, and glass fronted display cabinets. Matching breakfast bar with further display shelves. Stainless steel one and half bowl sink with mixer tap, Creda electric hob with cooker hood above, Cordiale electric oven, plumbing for washing machine, wood effect ceramic tiled floor, upvc double glazed window to front with fitted Venetian blind

First Floor

Landing

With large recess and fitted shelves, built-in airing cupboard, further large storage cupboard with access to roof space, antique pine doors to rooms with matching internal joinery etc, further large storage cupboard with access to roof space

Bedroom 1

Double bedroom with upvc double glazed window to front

Bedroom 2

Double bedroom with range of fitted bedroom furniture including full height wardrobes one with mirror fronted door, drawers, over bed storage cupboards with bedside display shelves and drawer units. Upvc double glazed window to rear with fitted Venetian blind

Bedroom 3

Single bedroom with upvc double glazed window to rear and fitted Venetian blind

Bathroom

Panelled bath with antique brass style mixer tap and integral shower attachment, plus further Power Force electric shower above, wash basin with antique brass style taps, WC, part tiled walls, upvc double glazed window to rear with fitted roller blind

Outside

To the front is a small paved forecourt, to the rear a pleasant small garden largely laid to lawn with paved paths and patio, rear Lakeland stone boundary wall.

Services

Mains electricity, water and drainage are connected. Central heating is provided by a ducted hot air system from the electric boiler. water heating is via an electric immersion heater

Council Tax

The Valuation Office website identifies the property as being in Band 'D' and the Allerdale Borough Council website lists the Council Tax payable for the current year, 2010/11 as being £1,517.73p.

Agents Note

A local occupancy clause applies to this property.

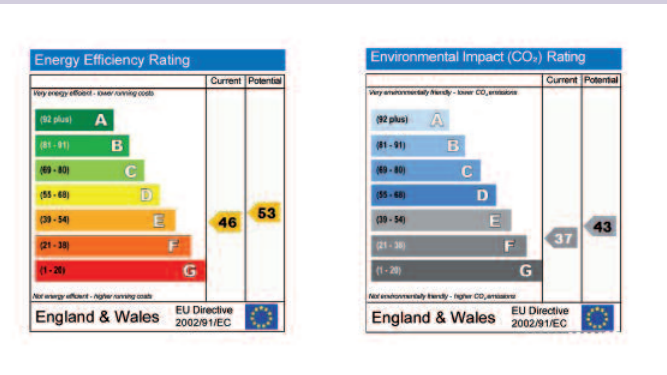
Offers

Guide Price: £235,000 (two hundred and thirty five thousand pounds)
All offers should be made to the Agents, Edwin Thompson LLP

Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP

Ref: E1021



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