



**18 Greta Street, Keswick, CA12 4HS**

Guide Price **£395,000**

**PFK**

# 18 Greta Street

## The Property:

A deceptively spacious home, ideally located just a short walk from the town centre. The property welcomes you with a generous entrance porch leading into a practical hallway, setting the tone for the well proportioned accommodation throughout. The ground floor offers a comfortable sitting room that flows seamlessly into a dining area, with sliding doors opening out to a private rear courtyard garden. A good sized modern kitchen is situated to the rear, complemented by a convenient cloakroom and useful understairs storage.

Upstairs, the property features three well proportioned bedrooms along with a family bathroom.

Externally, the home benefits from a garage located on the rear lane between Greta Street and Myers Street, providing valuable offroad parking or additional storage.

A fantastic opportunity to acquire a well located and versatile home in a highly convenient setting.

- **Rear garden & garage**
- **Tenure: Freehold**
- **Town centre location**
- **Lakeland fell views**
- **Council Tax: Band D**
- **EPC rating C**
- **3 bedrooms & ground floor WC**





## 18 Greta Street

### Location & Directions:

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).

### Directions

The property can easily be located using postcode CA12 4HS or can otherwise be found using what3words location

`///decrease.squirts.silver`



## ACCOMMODATION

### Entrance

5' 10" x 2' 1" (1.78m x 0.64m)  
Glazed door into:-

### Hallway

5' 11" x 14' 6" (1.80m x 4.43m)  
Stairs to first floor and a radiator.

### Living Room

12' 1" x 15' 1" (3.68m x 4.61m)  
Bay window to front aspect, feature open fireplace and a radiator.

### Dining Room

12' 9" x 12' 4" (3.88m x 3.77m)  
Sliding doors to rear garden and a radiator.

### Kitchen

8' 11" x 16' 0" (2.71m x 4.87m)  
Window to side aspect, range of matching wall and base units, complementary worktop, gas hob with extractor over, double eye level oven, integrated fridge freezer, stainless steel sink and drainer with mixer tap, integrated dishwasher, plumbing for washing machine, large storage cupboard, door to rear aspect and a radiator.

### WC

4' 7" x 2' 6" (1.40m x 0.76m)  
WC, wash hand basin and a radiator.

### FIRST FLOOR LANDING

5' 10" x 19' 9" (1.79m x 6.02m)  
Window to side aspect, loft hatch, built in storage cupboard and a radiator.

### Bedroom 1

11' 4" x 15' 2" (3.46m x 4.63m)  
Bay window to front aspect, built in storage cupboard and a radiator.





### Bedroom 2

12' 10" x 12' 7" (3.90m x 3.84m)

Window to rear aspect and a radiator.

### Bathroom

9' 0" x 5' 8" (2.74m x 1.73m)

Two obscured windows to rear aspect, bath with shower attachment over, WC, pedestal wash hand basin and a radiator.

### Bedroom 3

7' 7" x 9' 3" (2.32m x 2.83m)

Window to front aspect, storage cupboard and a radiator.

## EXTERNALLY

### Garden

To the front, the property features an enclosed paved yard, bordered by a charming low Lakeland stone wall, creating an attractive and welcoming approach. To the rear, there is a further enclosed, low maintenance yard, thoughtfully arranged with mature climbing shrubs and a raised planter, offering a pleasant outdoor space to enjoy. A gate provides direct access onto Myers Street, where the garage is conveniently located.

### Garage

Single garage

Located at the rear on Myers Street.

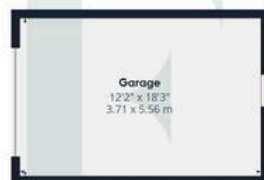




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

1386 ft<sup>2</sup>

128.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

**ADDITIONAL INFORMATION**

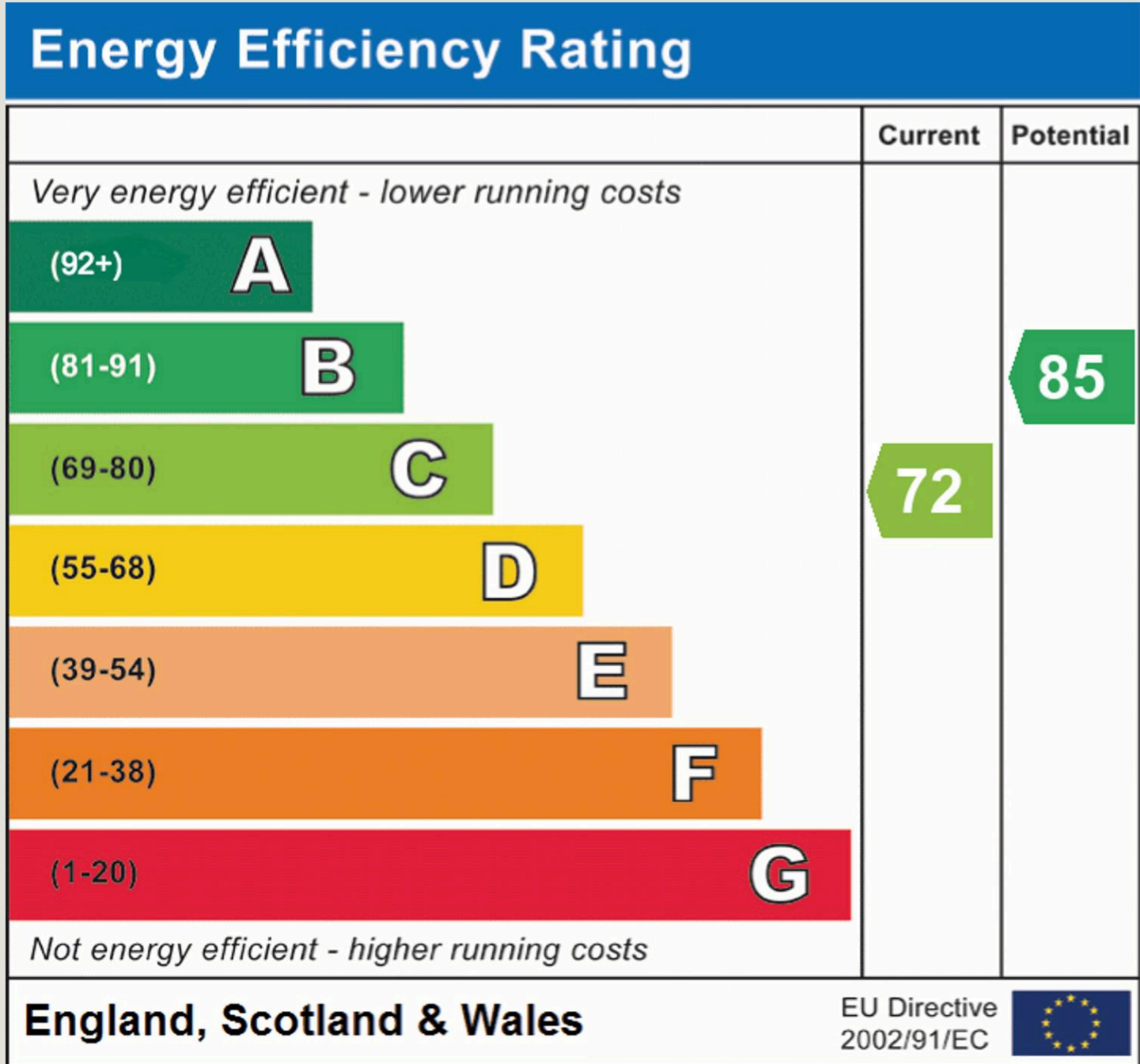
**Referral & Other Payments**

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

**Services**

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





## PFK Estate Agency Keswick

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

01768 774546

[keswick@pfk.co.uk](mailto:keswick@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

# PFK

