



**19 Millfield Gardens, Keswick, CA12 4PB**

Guide Price **£285,000**

**PFK**



## 19 Millfield Gardens

### The Property:

A three bed end of terrace property, situated close to the town centre in a quiet cul-de-sac location, this modern property would make a perfect first/family home.

The property briefly comprises conservatory, hallway, cloakroom/WC, kitchen, spacious sitting/dining room with doors at both front and rear to the ground floor. To the first floor are two double bedrooms, a single bedroom and a family bathroom.

Externally there is offstreet parking, garage, and a lovely enclosed suntrap courtyard area that is perfect for sitting out and relaxing. Local occupancy clause applies.

- EPC rating D
- Three bedroom end of terrace
- Local occupancy condition applies
- Council tax band B
- Enclosed courtyard
- Garage and driveway
- Tenure: Freehold







## 19 Millfield Gardens

### Location & directions:

A popular residential area within easy walking distance of Keswick town centre and situated in a quiet cul-de-sac location. Keswick is a bustling market town with a variety of shops, restaurants, museums and good schools, both primary and secondary. For those wishing to commute the A591 gives easy access to the central and south lakes, with the A66 close by, giving access to the M6 and Penrith main line railway station in around 20 minutes by car.

### Directions

The property can easily be located using postcode CA12 4PB or can otherwise be found using what3words location  
[///lecturers.thumbnail.vehicle](https://www.what3words.com/en/lecturers.thumbnail.vehicle)





## ACCOMMODATION

### Sunroom

8' 5" x 9' 6" (2.56m x 2.89m)

Windows to three sides and an electric stove.

### Entrance Hallway

3' 7" x 10' 10" (1.09m x 3.31m)

Stairs to first floor and a radiator.

### Living Room

11' 4" x 21' 4" (3.46m x 6.50m)

Window to rear aspect, patio doors to front aspect and two radiators.

### Kitchen

11' 2" x 8' 4" (3.41m x 2.54m)

Window to rear, range of matching wall and base units, complementary worktop, gas hob with extractor over, oven, space for fridge freezer, stainless steel sink and drainer with mixer tap, space for washing machine, storage cupboard and a radiator.

### WC

5' 8" x 4' 10" (1.72m x 1.48m)

WC, wash hand basin set in vanity unit, storage cupboard and a radiator.



## FIRST FLOOR

### Landing

2' 9" x 8' 3" (0.83m x 2.51m)

Loft hatch.

### Bedroom 1

11' 3" x 11' 6" (3.42m x 3.51m)

Window to front aspect and a radiator.





### Bedroom 2

9' 10" x 9' 7" (2.99m x 2.93m)

Window to rear aspect, built in storage cupboard and a radiator.

### Bathroom

9' 0" x 5' 9" (2.75m x 1.76m)

WC, wash hand basin set in vanity unit, obscured window to rear aspect, shower cubicle with electric shower, storage cupboard and a radiator.

### Bedroom 3

9' 8" x 6' 5" (2.95m x 1.96m)

Window to front aspect and a radiator.

### EXTERNALLY

#### Garden

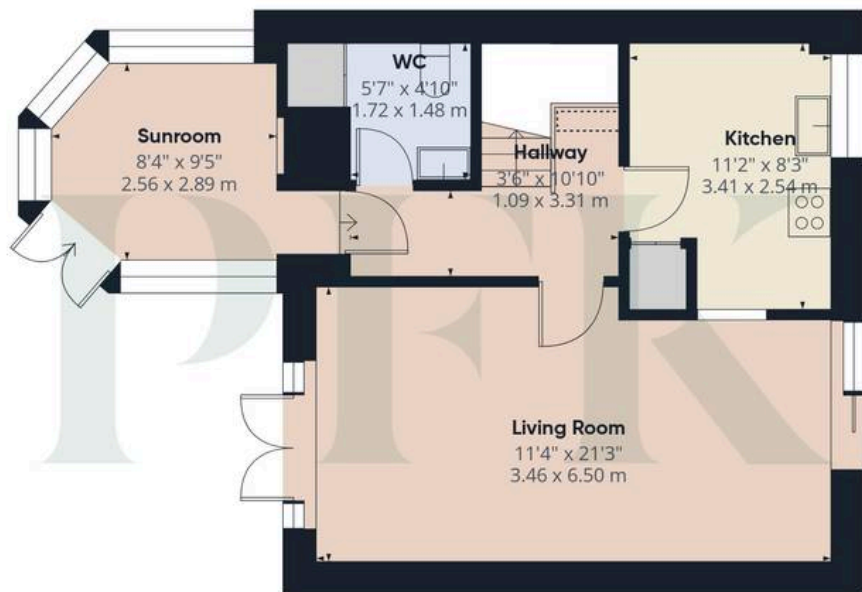
To the front is a lovely enclosed courtyard garden with a variety of seating areas, to the rear is an easy maintenance gravelled area interspersed with plants and pathway up to the sitting room.

#### Garage

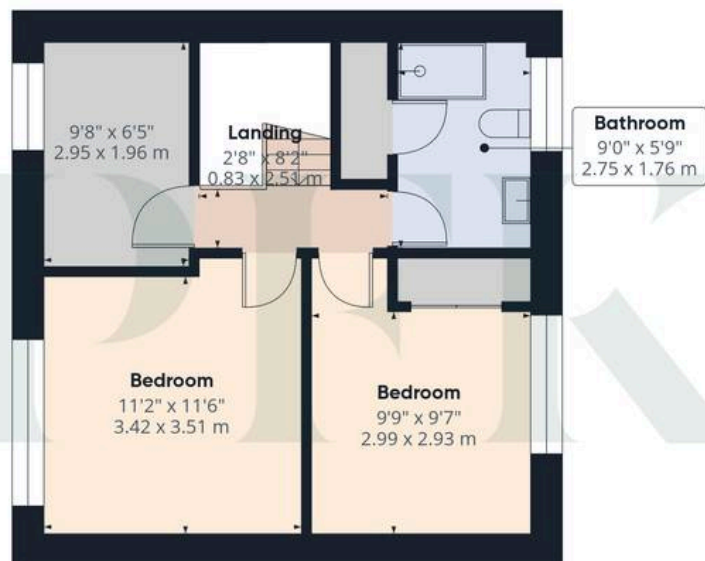
Single Garage

The garage is currently used for storage, with a driveway alongside for parking off road.





**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

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

1121 ft<sup>2</sup>

104,1 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0,2 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**



ADDITIONAL INFORMATION

Referral & Other Payments

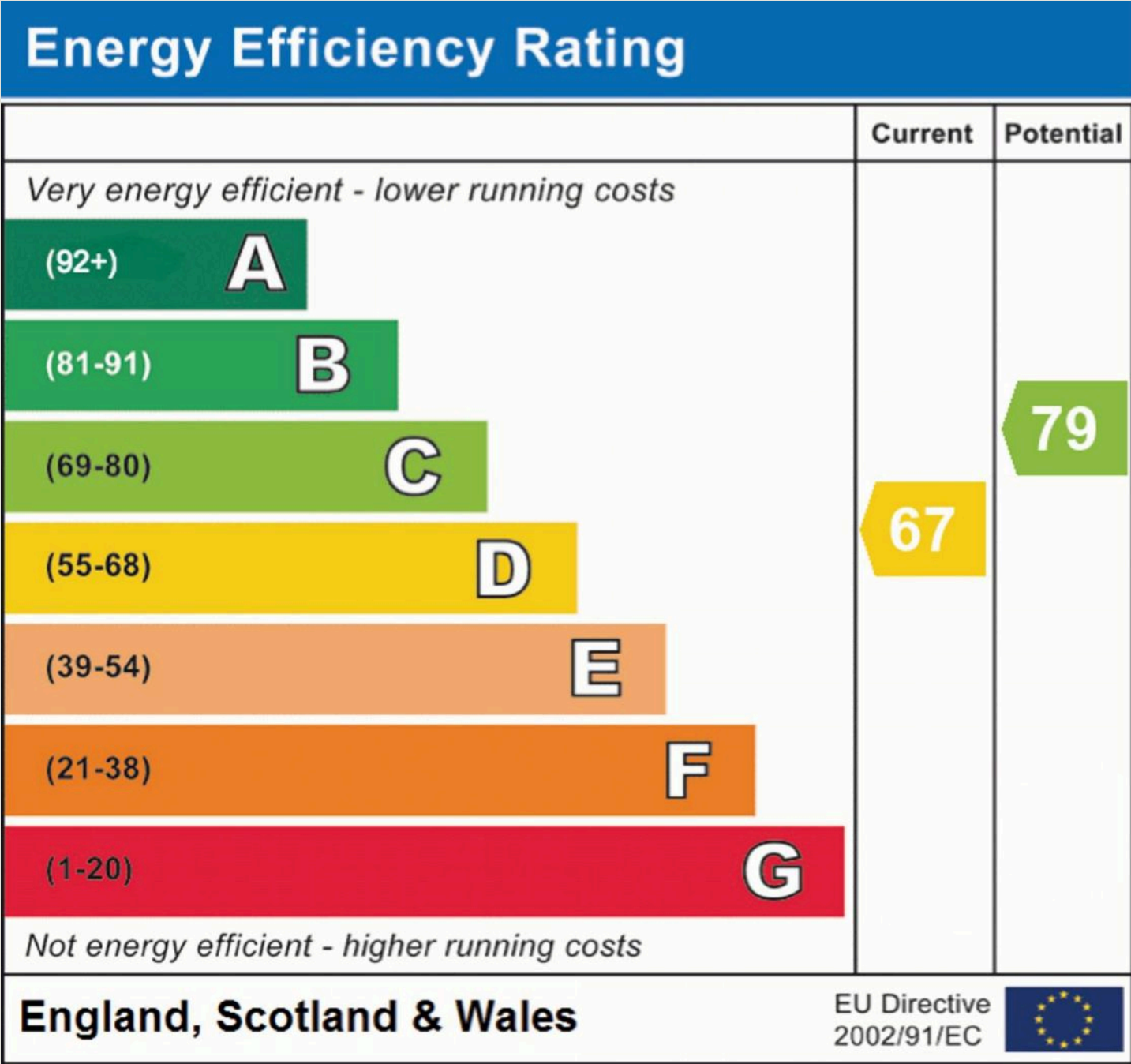
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive 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.

Local Occupancy Clause

The restriction requires a purchaser to have had either worked in the locality defined for a minimum of 9 months or had their principle home within the locality for a minimum of three years. The locality is the Lake District National Park.







## PFK Estate Agency Keswick

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