



Keswick

Offers in the region of £395,000

The Granary, Shorley Lane, Keswick, Cumbria, CA12 4HN

A substantial four bedroom duplex apartment most conveniently situated on a side street within Keswick town centre and offering flexible accommodation.

The property is currently subdivided (via a lockable door) into a one bedroom flat to the rear and a three bedroom apartment over two floors.

Quick Overview

Substantial duplex apartment
 Most convenient side street location in Keswick town centre
 Four bedrooms
 Three bath / shower rooms
 Two living rooms and two kitchens
 Subdividable and flexible accommodation layout



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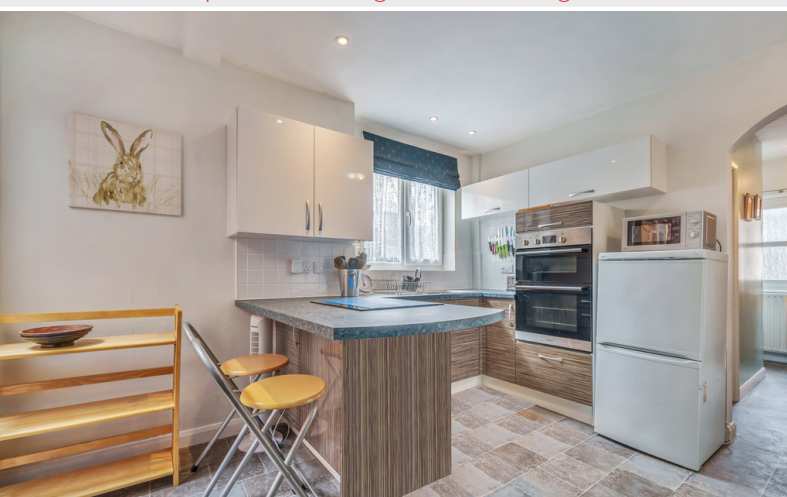


Superfast
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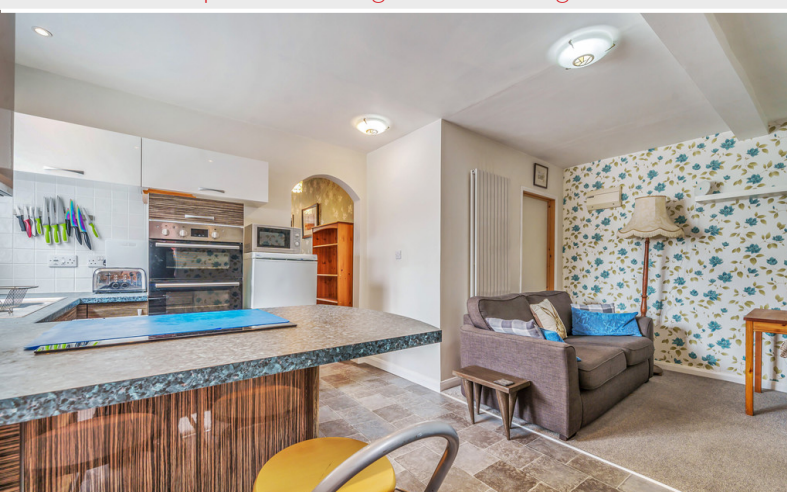
Property Reference: KW0268



Rear Open Plan Living Room / Dining Kitchen



Rear Open Plan Living Room / Dining Kitchen



Rear Open Plan Living Room / Dining Kitchen



Shower Room

Accommodation

Ground Floor:

Entrance Vestibule

With stairway to first floor.

First Floor:

Landing

With radiator, built in cupboard. Two separate lockable doors leading to the two separate flats.

One Bedroom Flat:

Inner Hall

With radiator.

Shower Room

With WC, wash hand basin, shower cubicle, radiator, plumbing for washing machine.

Rear Open Plan Living Room / Dining Kitchen 16' 11" max x 12' 1" max (5.16m x 3.68m)

With fitted base and wall units, sink unit with boiling water mixer tap, two integrated ovens and induction hob, radiator.

Bedroom One 16' 11" max x 7' 0" max (5.16m x 2.13m)

With radiator, roof window, walk in storage area.

Three Bedroom Apartment:

Inner Hall

With radiator, staircase to second floor.

Front Open Plan Living / Dining Room 19' 9" max x 17' 10" max (6.02m x 5.44m)

With two radiators, fell views

Front Kitchen 16' 3" max x 9' 5" max (4.95m x 2.87m)

With fitted base and wall units, sink unit with mixer tap, two integrated ovens, hob, extractor unit, plumbing for washing machine, radiator, fell views.



Rear Open Plan Living Room / Dining Kitchen



Bedroom One



Front Open Plan Living / Dining Room



Front Kitchen



Bedroom Two



Bedroom Three

Second Floor:

Landing

With radiator.

Bedroom Two 19' 1" max x 9' 8" max (5.82m x 2.95m)

With radiator, shower cubicle, wash hand basin, storage cupboards. Fell views

Bedroom Three 11' 4" x 10' 3" (3.45m x 3.12m)

With radiator. Fell views

Bedroom Four 11' 4" x 9' 5" (3.45m x 2.87m)

With radiator. Fell views

Bathroom

With WC, wash hand basin, bath with shower over, heated towel rail, convector heater, roof window.

Services

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

Tenure

Leasehold. 999 years from 2007. Peppercorn rent with no service charge.

Council Tax

Band C.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Station Street proceed onto Southey Street. Shorley Lane is the first turning on the left.

Price

Offers in the region of £395,000.



Front Open Plan Living / Dining Room



Front Kitchen



Bedroom Four



Front View

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



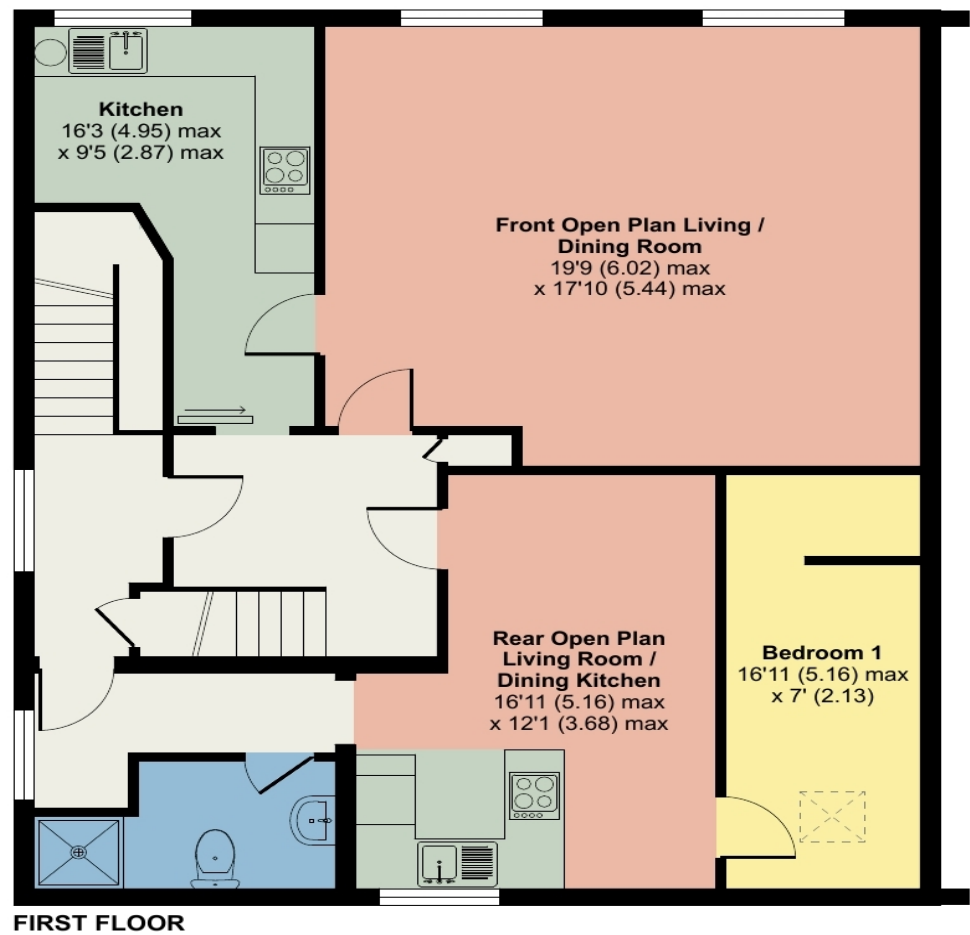
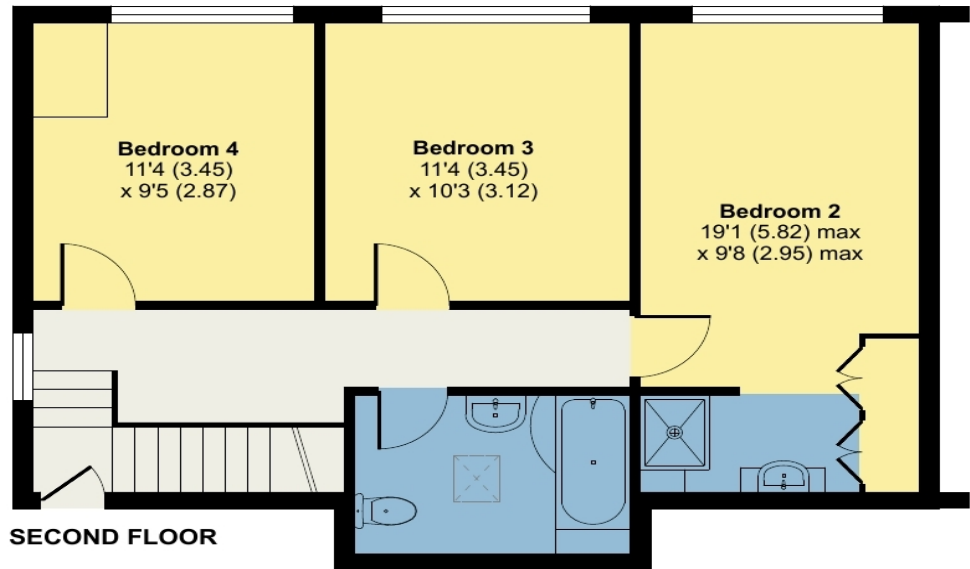
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The Granary, Shorley Lane, Keswick

Approximate Area = 1653 sq ft / 153.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1012129

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