



**31 Brandlehow Crescent, Keswick, CA12 4JE**

Guide Price £350,000

**PFK**

# 31 Brandlehow Crescent

## The Property:

A well presented two bedroom semi-detached bungalow in a sought after location, enjoying attractive Lakeland fell views. Accommodation briefly comprises hallway, bathroom, modern fitted kitchen, two bedrooms and a living room. Benefiting from a single garage with driveway and a well maintained rear garden.

- **Semi-detached bungalow**
- **Two bedrooms**
- **Lakeland fell views**
- **Garage, garden & parking**
- **EPC rating TBC**
- **Tenure: Freehold**
- **Council Tax: Band C**
- **Elevated position**





## 31 Brandlehow Crescent

### 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 4JFor can otherwise be found using what3words location //taped.blackouts.hunt

## ACCOMMODATION

### Entrance Hallway

3' 3" x 9' 9" (0.98m x 2.98m)

With radiator and loft hatch.

### Living Room

11' 6" x 15' 11" (3.50m x 4.84m)

Window to front aspect with panoramic fell views, feature fireplace with gas fire and a radiator.

### Bedroom 1

11' 6" x 12' 4" (3.50m x 3.75m)

Window to rear aspect, built in wardrobes, dressing table and a radiator.

### Kitchen

9' 0" x 9' 4" (2.74m x 2.84m)

Window to rear aspect, range of matching wall and base units with complementary worktops, electric hob with extractor over, double oven, integrated fridge freezer, space for washing machine, stainless steel sink and drainer with mixer tap and a radiator.

### Bathroom

5' 5" x 6' 6" (1.64m x 1.98m)

Obscured window to side aspect, shower cubicle with mains shower, WC and wash hand basin set in vanity unit and a heated towel rail.

### Bedroom 2

8' 11" x 8' 10" (2.73m x 2.68m)

Window to front aspect with fell views and a radiator.





## EXTERNALLY

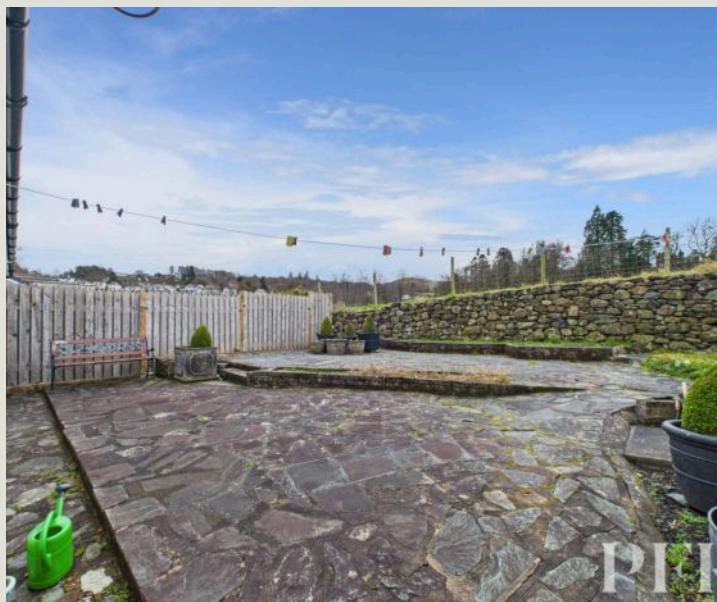
### Garden

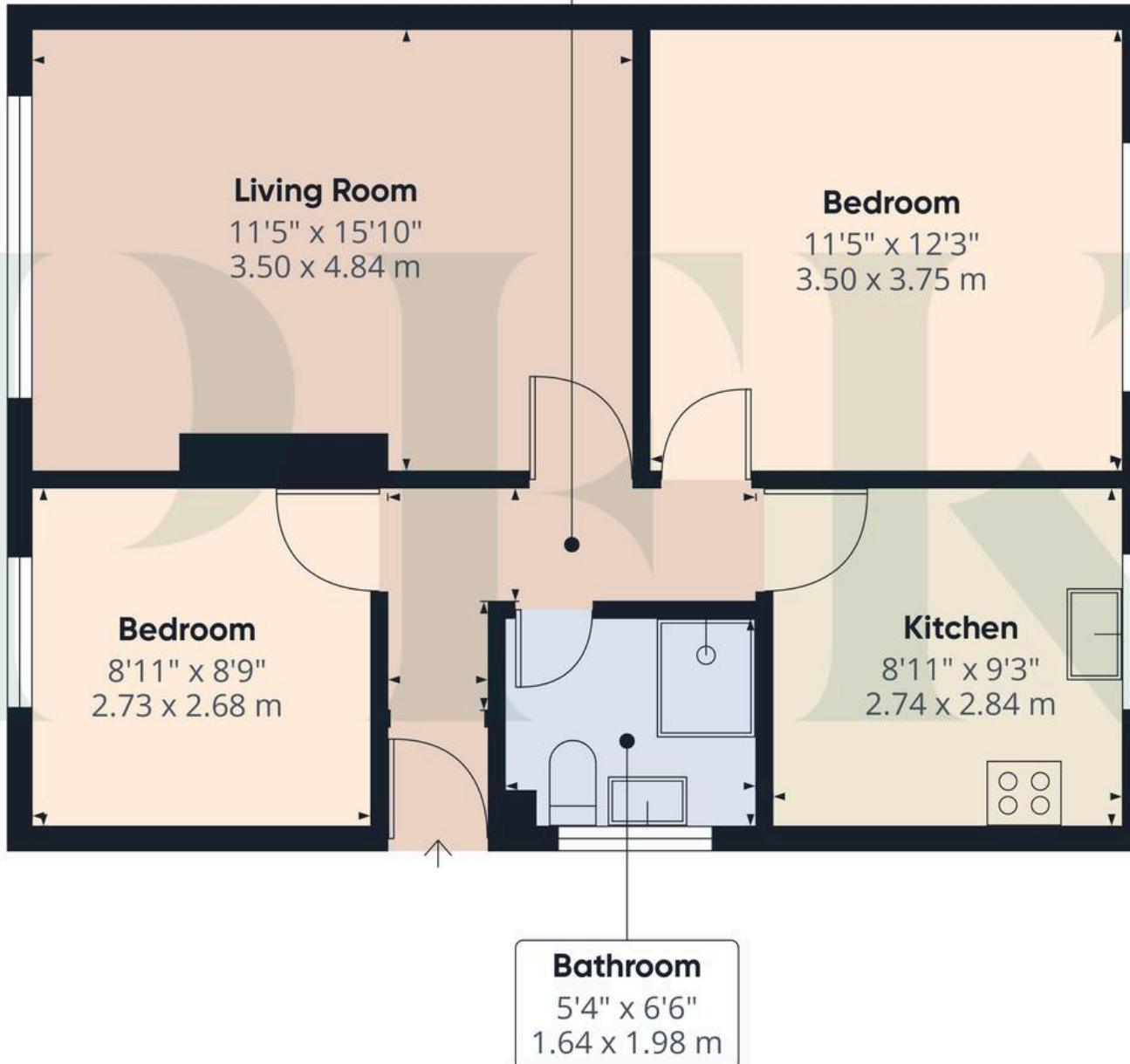
The front is paved with hedged border and a driveway to the side leading to the single detached garage. A path down the side of the property leads to the rear garden when is paved for ease of maintenance with shed, fence and stone wall border. All backing on to open fields.

### Garage

Single Garage

With up and over door, light and power.





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

569 ft<sup>2</sup>  
52.8 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

### 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.

### 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.





## PFK Estate Agency Keswick

PFK 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/)

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