



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. Benefitting 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



A modern kitchen with wooden cabinetry and a double oven. The kitchen features a sink with a window above it, a tiled backsplash, and a countertop with various kitchen items. The floor is tiled, and the ceiling has recessed lighting. The double oven is built into the wooden cabinets, and a blue and white checkered towel is hanging from the handle. Below the oven, there are drawers and a shelf with a stack of pots and pans. The window has a red and white patterned valance. A clock is mounted on the wall above the sink. The overall style is clean and functional.

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A modern kitchen with wooden cabinetry and a double oven. The kitchen features a sink with a window view, a tiled backsplash, and a wooden countertop. The oven is built into the cabinetry, and there are drawers and cabinets below it. The floor is tiled, and the ceiling is white with recessed lighting. A clock is mounted on the wall above the sink. A blue and white checkered towel is hanging on the oven handle. A white washing machine is visible on the left side of the image.

A modern kitchen with light-colored wooden cabinetry and a white countertop. The backsplash is made of small, multi-colored square tiles. A double oven is built into the cabinetry on the right, with a blue and white checkered towel hanging from the top handle. Below the oven, there are several drawers and a shelf holding a stack of stainless steel pots. On the left, a window with a red and white patterned valance looks out onto a stone wall and trees. A white sink is located under the window. A white microwave is on the counter to the left of the sink. A round clock is mounted on the wall above the counter. The floor is covered in large, light-colored square tiles.



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

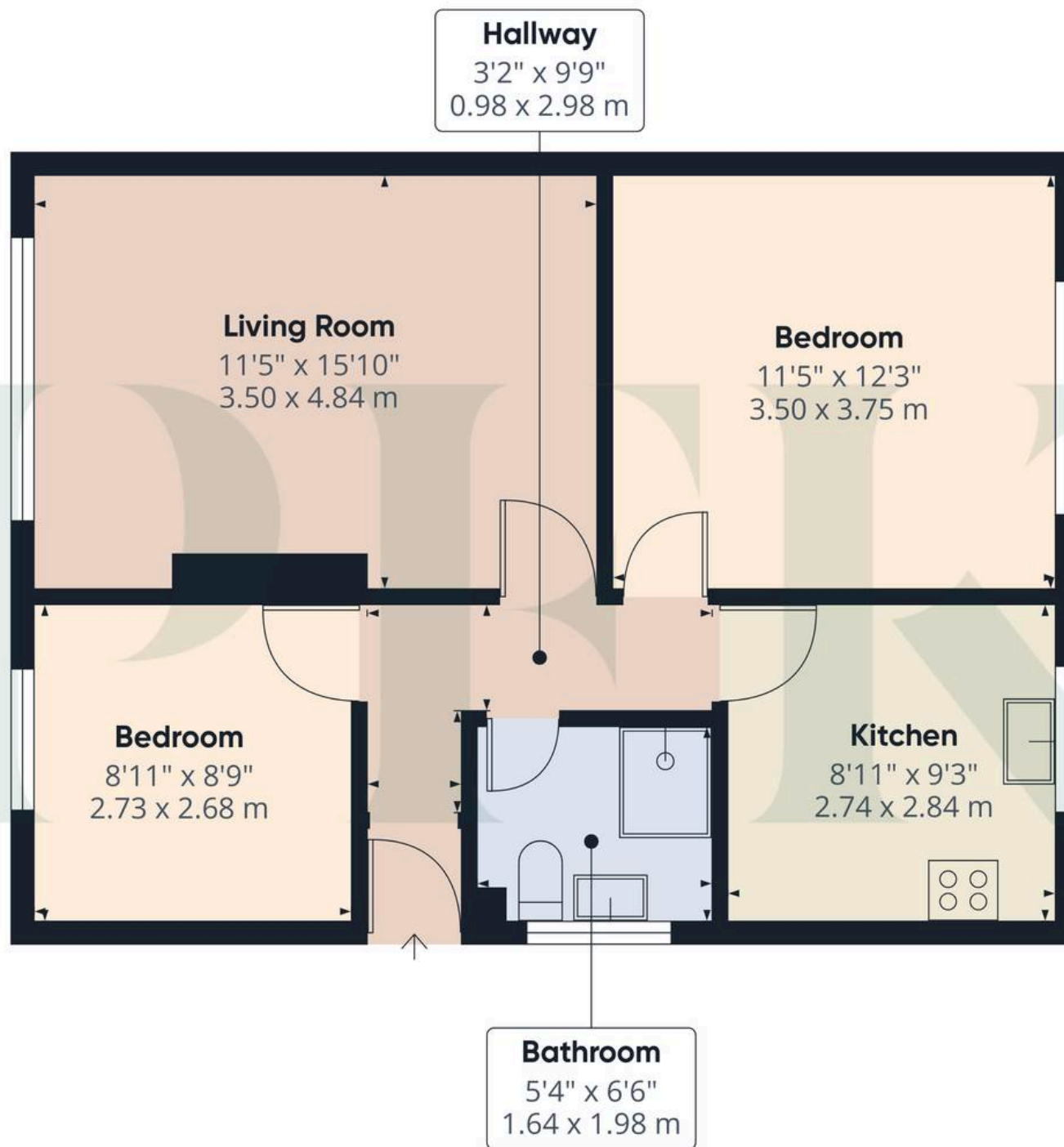
The front is paved with hedged border and a driveway to the side leading to the single detached garage. A path down the side of the property leads to the rear garden when is paved for ease of maintenance with shed, fence and stone wall border. All backing on to open fields.

Garage

Single Garage

With up and over door, light and power.





Approximate total area⁽¹⁾

569 ft²

52.8 m²

(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.





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