



33 Brandlehow Crescent, Keswick, CA12 4JE

Guide Price **£385,000**

PFK

33 Brandlehow Crescent

The Property:

A well presented two bedroom detached bungalow occupying a desirable corner plot in a sought after location, enjoying attractive Lakeland fell views. Accommodation briefly comprises side entrance porch, hallway, bathroom, modern fitted kitchen, two bedrooms and a living room. Benefitting from a single garage with driveway, summerhouse and well maintained rear garden.

- Detached bungalow
- Two bedrooms
- Lakeland fell views
- Council Tax: Band D
- Tenure: Freehold
- EPC rating TBC
- Garden, Garage and Parking
- Elevated position





33 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 4JE or can otherwise be found using what3words location
 ///class.nuance.defectors



ACCOMMODATION

Entrance Porch

6' 11" x 5' 7" (2.12m x 1.71m)

Windows to three sides.

Hallway

3' 1" x 10' 0" (0.94m x 3.06m)

Radiator and loft hatch.

Living Room

11' 4" x 15' 11" (3.46m x 4.85m)

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

Bedroom 1

11' 5" x 12' 7" (3.48m x 3.84m)

Sliding patio door to rear garden, built in wardrobes and a radiator.

Kitchen

8' 10" x 9' 1" (2.69m x 2.77m)

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

Bathroom

5' 5" x 6' 4" (1.66m x 1.92m)

Obscured window to side aspect, WC, wash hand basin set in vanity unit, shower cubicle with electric shower and a radiator.

Bedroom 2

8' 11" x 8' 11" (2.71m x 2.73m)

Window to front aspect with fell views and a radiator.





EXTERNALLY

Garden

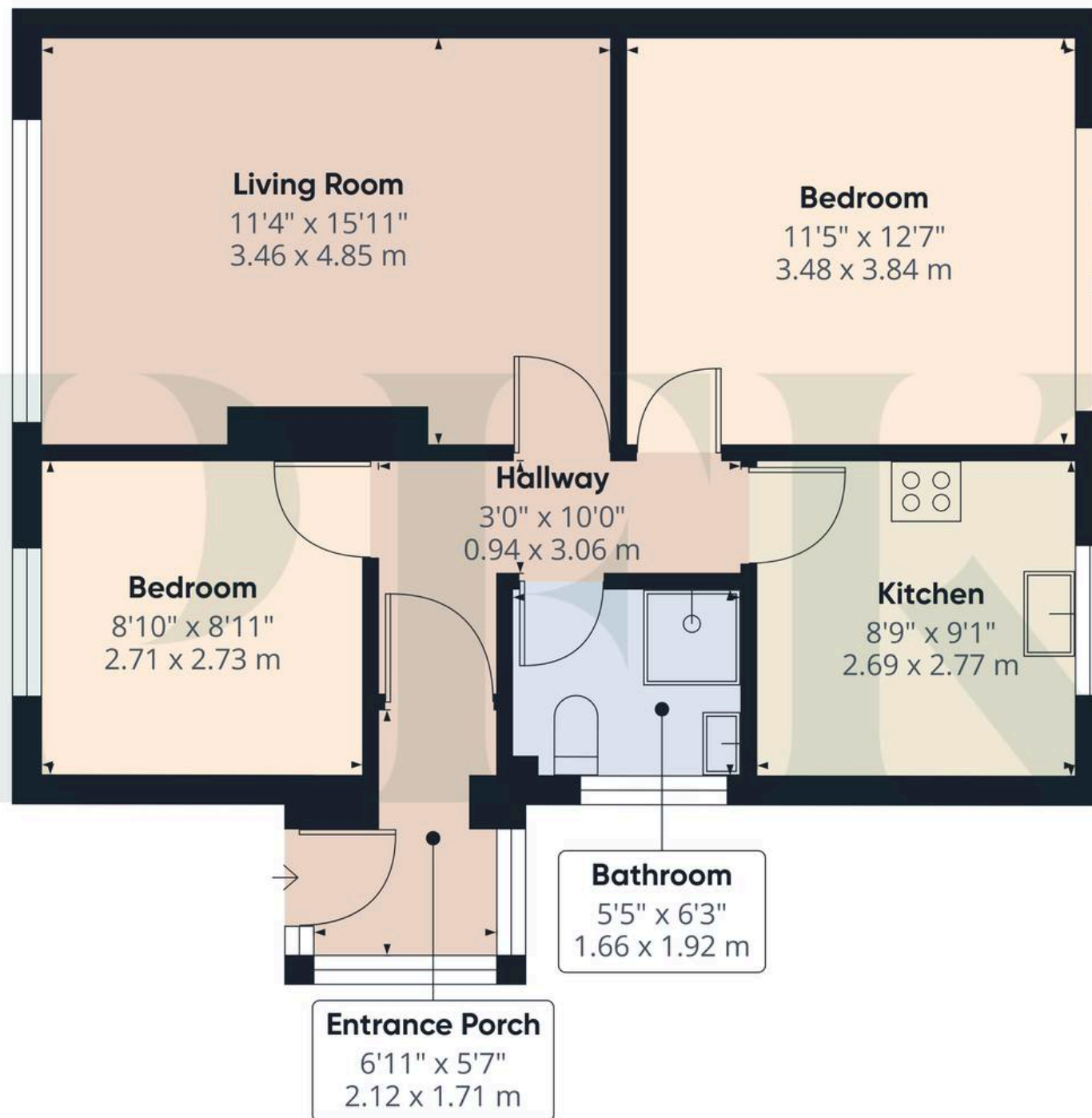
The front is mainly laid to lawn with a path leading around to the front and rear bordered by mature shrubs. To the side is a driveway leading to a single garage, useful shed and summerhouse. The rear is mainly laid to decorative chippings for ease of maintenance, with lawn, mature hedge borders and stone wall. All backing on to open fields.

GARAGE

Single Garage

With up and over door, light and power.





Approximate total area⁽¹⁾

591 ft²

54.9 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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