

PFK



6 Catherine Cottages, Keswick - CA12 4HE

Guide Price £325,000

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6 Catherine Cottages

Keswick, Keswick

This characterful mid-terraced cottage benefits from off-road parking to the rear and a low-maintenance, enclosed front garden. Currently operating as a successful holiday let, the property would equally make a delightful permanent home tucked away between Penrith Road and Blencathra Street and accessed via Wordsworth Street. The accommodation briefly comprises a well-proportioned kitchen/dining room with practical tiled flooring, a cosy sitting room, and a rear hallway providing access to the enclosed garden. To the first floor are two double bedrooms and a three piece family bathroom suite.

Conveniently located just a five-minute walk from Keswick town centre, the property is ideally positioned to enjoy all the amenities the town has to offer.

- Freehold
- EPC TBC
- Council Tax band; Assessed for business rates.
- Two bedrooms
- Off road parking
- Enclosed garden
- Close to town centre





6 Catherine Cottages

Keswick, Keswick

Located in the heart of Keswick town centre, with its wide range of amenities including shops, restaurants, pubs, cinema and the renowned Theatre by the Lake, together with both primary and secondary schools. Located close to the A591 giving easy access to the central and south lakes, with the A66 close by giving access to the M6 and Penrith mainline railway station in around 20 minutes by car.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

- Freehold
- EPC TBC
- Council Tax band; Assessed for business rates.
- Two bedrooms
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Rear entrance porch

6' 7" x 3' 4" (2.01m x 1.02m)

Windows to either side

Kitchen/Dining Room

14' 5" x 10' 8" (4.40m x 3.24m)

Windows to rear aspect, a range of matching wall and base units, complementary work surfacing, stainless steel sink and mixer tap, oven with hob, space for a dining table and chairs, freestanding fridge freezer, plumbing for a washing machine and a radiator.

Living Room

10' 6" x 13' 9" (3.21m x 4.18m)

Window to front overlooking the enclosed garden, feature open fireplace with stone hearth, mantle and a radiator.

Front porch

Door to enclosed garden and stairs to first floor landing.

Landing

3' 5" x 2' 8" (1.05m x 0.81m)

Loft hatch

Bedroom 1

10' 8" x 11' 7" (3.25m x 3.53m)

Window to front aspect, fitted cupboard and a radiator.

Bedroom 2

8' 0" x 14' 3" (2.44m x 4.35m)

Window to rear aspect and a radiator

Bathroom

6' 1" x 11' 3" (1.85m x 3.44m)

Window to rear, bath, shower cubicle with mains shower, WC wash hand basin and a radiator.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows





GARDEN

Enclosed paved garden for ease of maintenance with mature hedging.

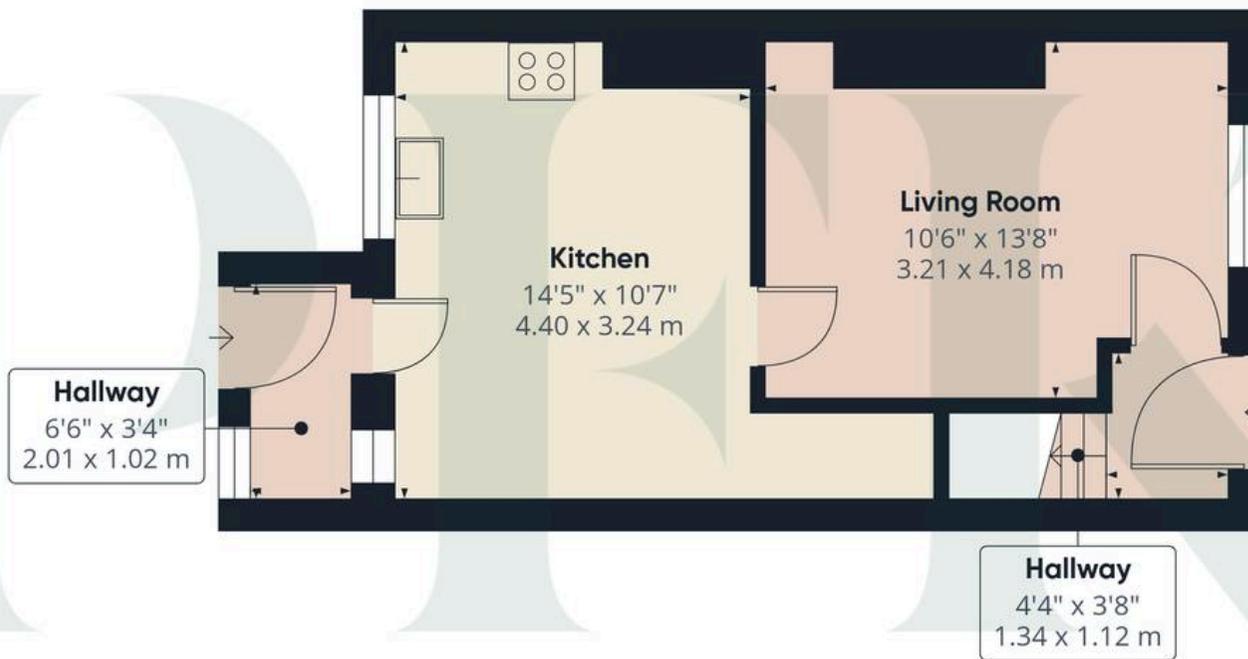
DRIVEWAY

1 Parking Space

To the rear entrance of the property



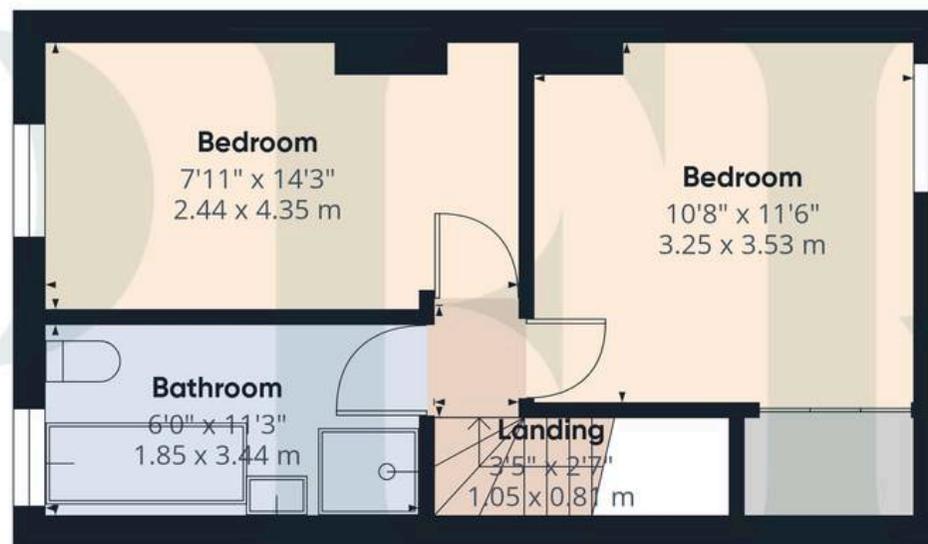




Floor 0

Approximate total area⁽¹⁾

675 ft²
62.6 m²



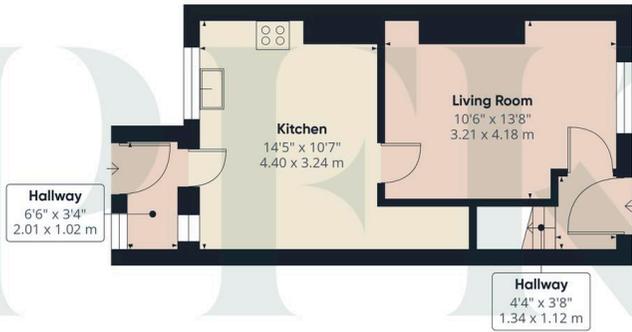
Floor 1



(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.

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Floor 0

Approximate total area⁽¹⁾
675 ft²
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Floor 1

(1) Excluding balconies and terraces

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Floor 1

(1) Excluding balconies and terraces

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