



## Keswick

19 Trinity Way, Keswick, CA12 4HZ

A three bedroom mid terrace house benefitting from recent upgrading and most conveniently situated under one mile from Keswick town centre with a front view to Latrigg fell.

A local occupancy condition applies requiring the prospective purchasers to have lived (in their only or principal home) or worked within the boundaries of the National Park or AONB respectively, or a combination of the living or working for three years immediately prior to purchase.

## Offers over £300,000

### Quick Overview

Mid terrace house benefitting from recent upgrading

Under one mile from Keswick town centre

Front view to Latrigg fell

Three double bedrooms

Living room and fitted dining kitchen

Front and rear enclosed courtyards

Garage and on-site forecourt parking

Local occupancy condition applies



3



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1



C



Superfast  
76Mbps



2

Property Reference: KW0320



Living Room



Living Room



Dining Kitchen



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator, under stairs cupboard.

#### WC

With WC, wash hand basin, ceramic wall tiling.

#### Dining Kitchen

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

#### Living Room 20' 7" x 10' 4" (6.27m x 3.15m)

With radiator.

### First Floor:

#### Landing

#### Bedroom One 13' 8" x 11' 1" (4.17m x 3.38m)

With radiator.

#### Bedroom Two 10' 11" x 9' 8" (3.33m x 2.95m)

With radiator.

#### Bedroom Three 10' 5" x 9' 4" (3.18m x 2.84m)

With radiator.

#### Bathroom

With WC, wash hand basin, bath with shower over, Aquaboard to walls, radiator, built in airing cupboard.

### Outside:

Front and rear self-contained paved courtyards with pedestrian access, on-site forecourt parking space, garage with rear pedestrian door, electric light and power.

### Services

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

### Tenure

Freehold.

### Council Tax

Band B.

### Local Occupancy Condition

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### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed east on Penrith Road and after passing the ambulance station turn right onto Windebrowe Avenue. Trinity Way is the first turning on the left.

### Price

Offers over £300,000 are invited.



Bedroom One



Bedroom Two

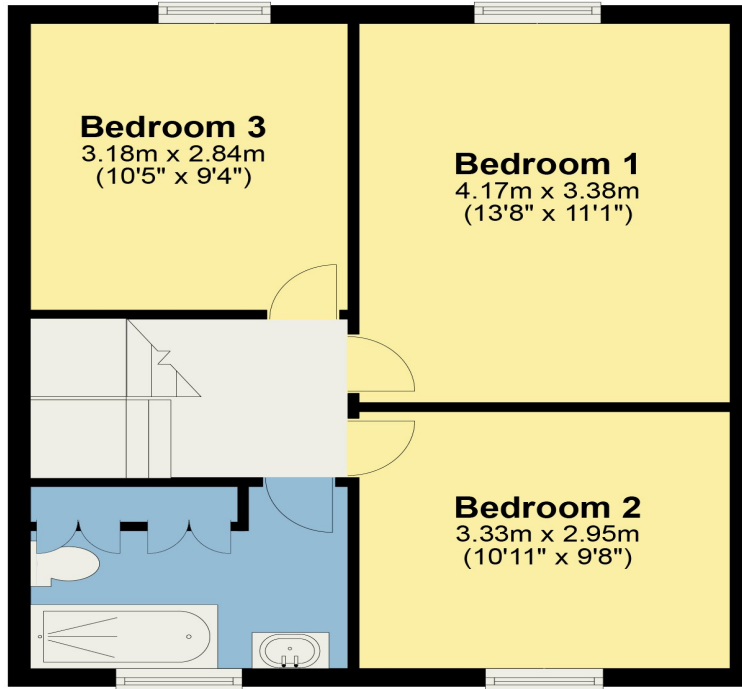


Bedroom Three

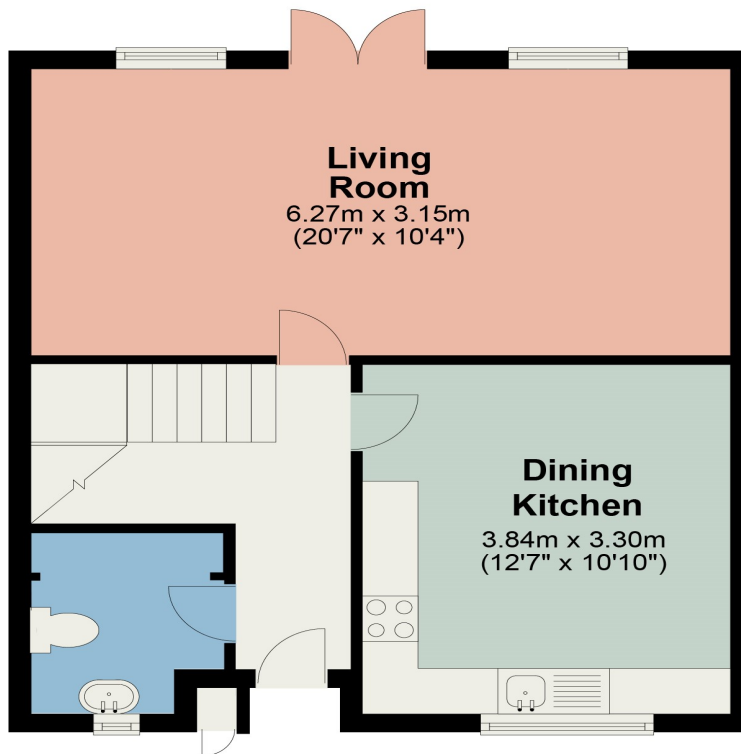


Rear Garden

# 19 Trinity Way, Keswick



**First Floor**



**Ground Floor**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KW0320

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