



Keswick

Offers in the region of £390,000

12 Cross Street, Keswick, Cumbria, CA12 4DE

A modern three bedroom semi detached house most conveniently situated on a pleasant side street located under half a mile from Keswick town centre and equally suitable as a primary home, second home or for lucrative holiday letting.

Quick Overview

Modern three storey semi detached house
Pleasant side street location
Easy walking distance to Keswick town centre
Three bedrooms
Two bath / shower rooms
Open plan living room and dining kitchen
Small south facing external patio
Allocated parking space
No local occupancy restriction
Ideal primary home, second home or for
lucrative holiday letting



3



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2



C



Superfast
80Mbps



1

Property Reference: KW0340



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen

Accommodation

Ground Floor:

Entrance Hall

With radiator, built in cupboard.

WC

With WC and wash hand basin.

Open Plan Living Room / Dining Kitchen 27' 8" max x 16' 5" max (8.43m x 5m)

With two radiators, electric fire, fitted base and wall units, sink with mixer tap, integrated double oven, hob, extractor unit, dish washer, fridge, freezer, built in cupboard, external rear patio door.

First Floor:

Landing

With radiator.

Bedroom One 10' 8" x 10' 3" (3.25m x 3.12m)

With radiator.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail, plumbing for washing machine, built in cupboard with gas boiler.

Second Floor:

Landing

With radiator.



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Bedroom Two 14' 7" x 9' (4.44m x 2.74m)

With radiator, built in storage cupboards.

Bedroom Three 10' 6" x 8' 10" (3.2m x 2.69m)

With radiator, roof window.

Outside:

Small south facing rear patio. Allocated parking space.

Services

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

Tenure

Freehold.

Council Tax

Band C.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed onto Penrith Road then turn right immediately after Greta Street onto Wordsworth Street. Proceed to the end of Wordsworth Street and turn left onto Cross Street where the property is situated on the right.

What3words

///makes.apes.replenish

Price

Offers in the region of £390,000.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



Open Plan Living Room / Dining Kitchen



Bedroom One



Bedroom Two



Patio

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01768 593593** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

12 Cross Street, Keswick

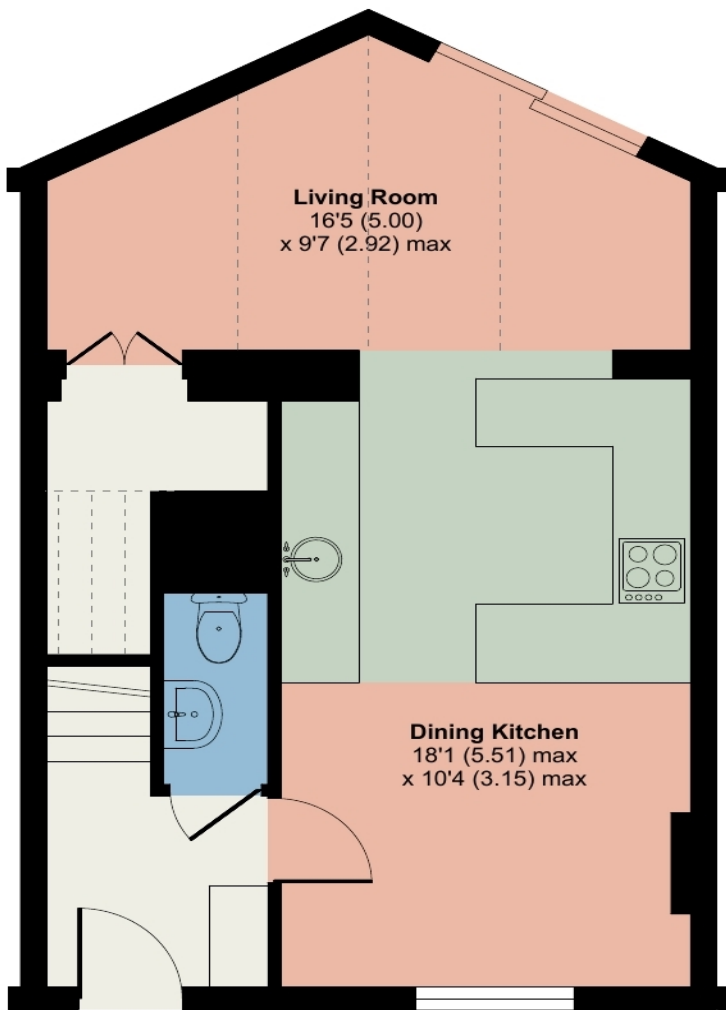
Approximate Area = 973 sq ft / 90.3 sq m

Limited Use Area(s) = 56 sq ft / 5.2 sq m

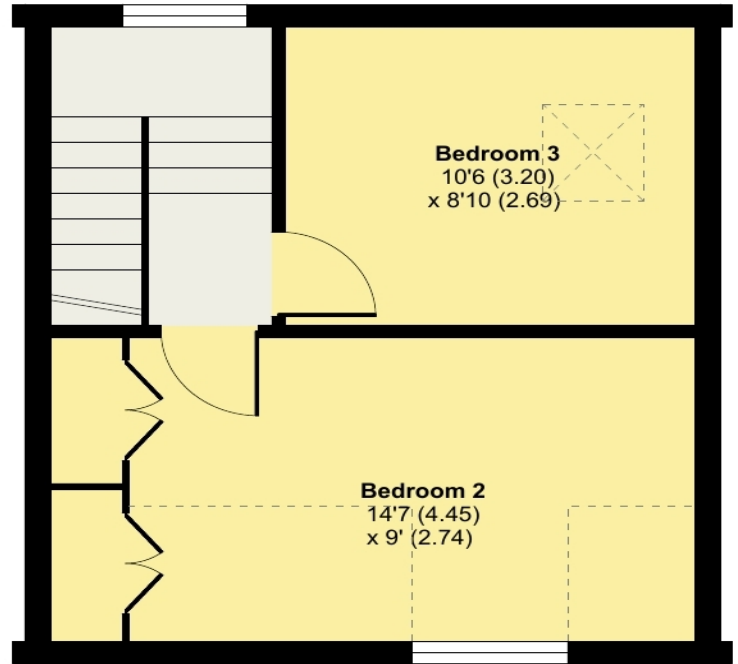
Total = 1029 sq ft / 95.5 sq m

For identification only - Not to scale

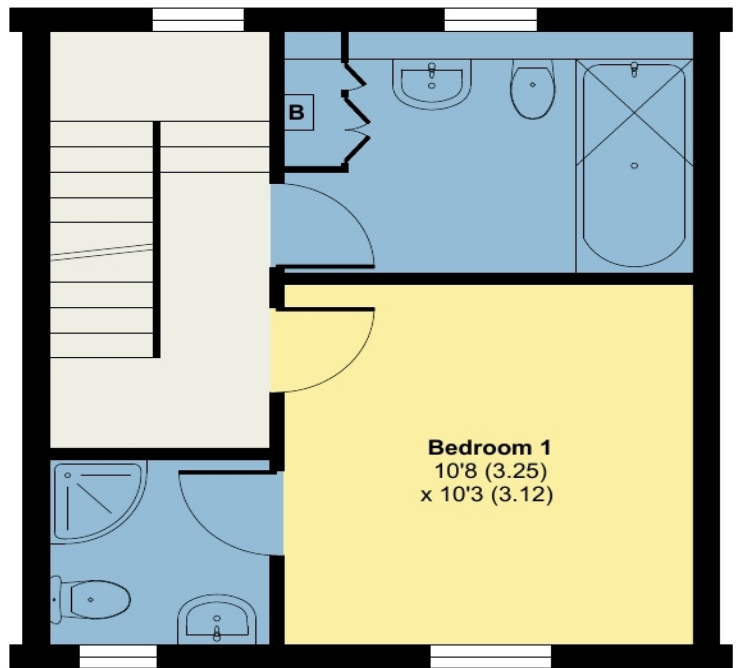
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024.
Produced for Hackney & Leigh. REF: 1104180

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Request a Viewing Online or Call 01768 593593