



## Keswick

Offers in the region of **£500,000**

22 The Hawthorns, Keswick, Cumbria, CA12 4LL

A three bedroom period semi-detached house pleasantly located approximately one mile from Keswick town centre with a rear view to Latrigg fell.

### Quick Overview

Substantial period semi-detached house

Pleasant residential location with a rear view to Latrigg fell

Approximately one mile from Keswick town centre

Living room, sitting room and conservatory

Front and rear gardens

On-site parking area and garage



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3



D



Superfast  
80Mbps



4

Property Reference: KW0344



Living Room



Living Room



Dining Room



Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator, under stairs cupboard.

**Living Room** 14' 0" into bay x 11' 11" (4.27m x 3.63m)

With bay window, multi fuel stove including timber mantle and slate hearth, radiator.

**Dining Room** 12' 7" x 11' 0" (3.84m x 3.35m)

With radiator, double doors to rear garden.

**Kitchen** 13' 10" x 7' 5" (4.22m x 2.26m)

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, fridge / freezer, dishwasher, heated towel rail.

**Conservatory** 11' 2" x 5' 4" (3.4m x 1.63m)

With external doors to front and rear gardens.

### First Floor:

#### Landing

Attic space boarded/carpeted with under-eave storage, roof window, power and lighting.

**Bedroom One** 12' 11" max x 10' 11" max (3.94m x 3.33m)

With radiator, built in wardrobes.

**Bedroom Two** 12' 9" max x 9' 9" max (3.89m x 2.97m)

With radiator, built in wardrobe.

**Bedroom Three** 9' 8" max x 7' 7" max (2.95m x 2.31m)

With radiator, built in wardrobe.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### Bathroom

With WC, vanity wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail.

### WC

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

### Outside:

Front driveway and extensive on-site parking area, stocked borders, rear lawned garden with stocked borders, gravelled seating area.

### Garage

With electric light and power, plumbing for washing machine.

### Services

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

### Tenure

Freehold.

### Council Tax

Band D.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed onto Penrith Road and bear left at the bend onto the A591 where sign posted for the M6. Proceed up the hill passing Larch Grove on the left and The Hawthorns is the row of dwellings further ahead on the left.

### Price

Offers in the region of £500,000.



Dining Room



View



Rear Garden



Rear Elevation

Request a Viewing Online or Call 01768 741741

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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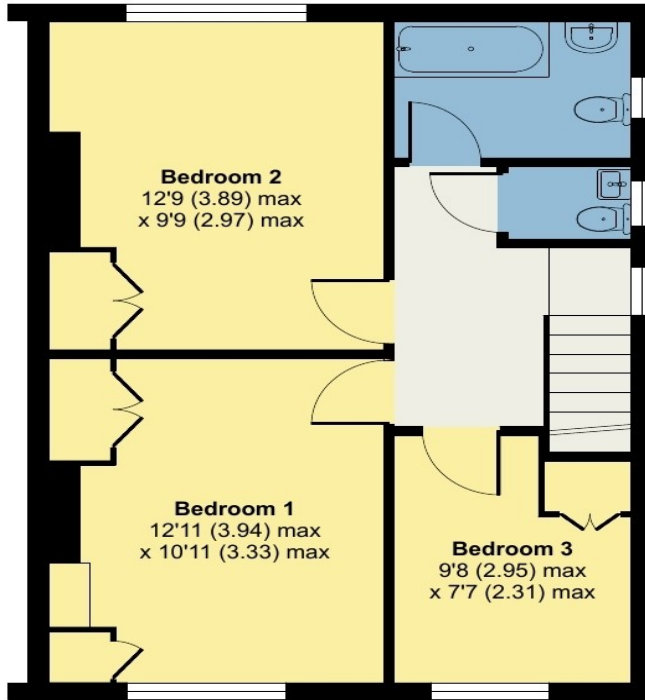
# 22 The Hawthorns, Keswick

Approximate Area = 1050 sq ft / 97.5 sq m

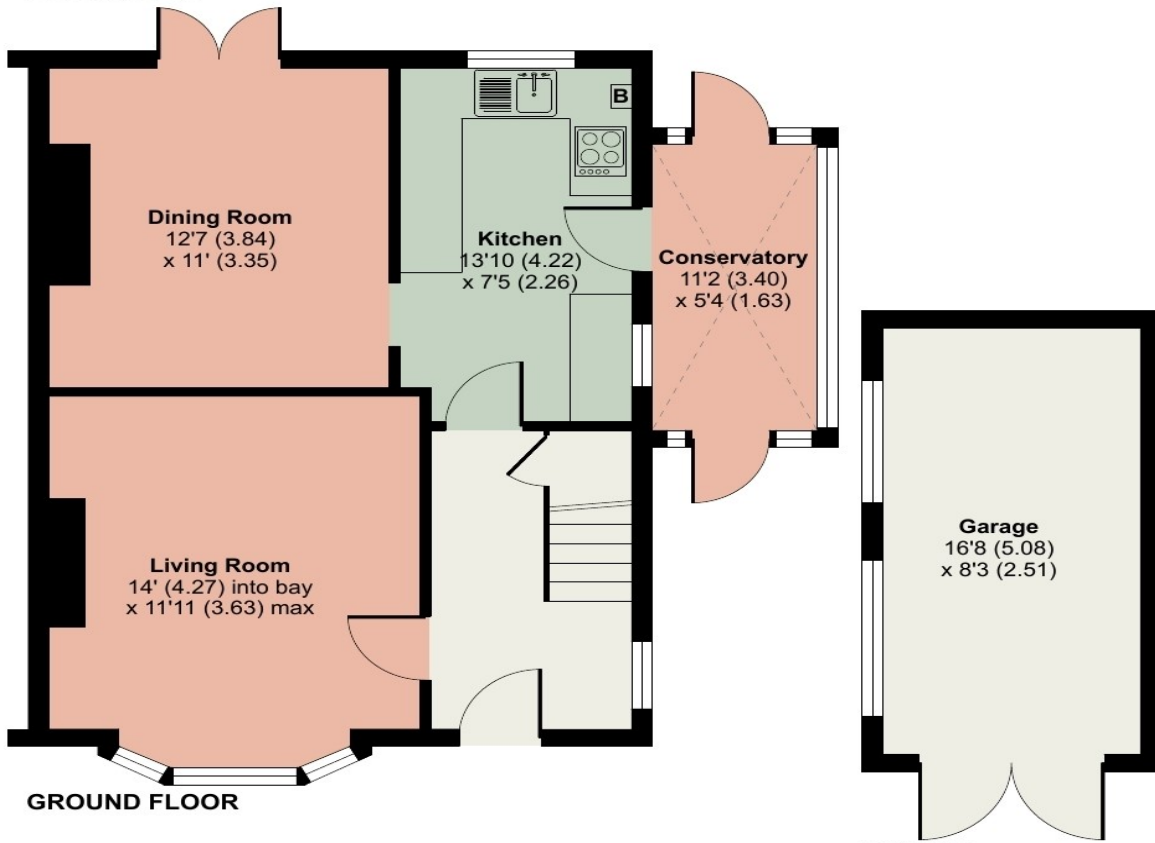
Garage = 139 sq ft / 12.9 sq m

Total = 1189 sq ft / 110.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Hackney & Leigh. REF: 1105301

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