



## Keswick

Offers in the region of **£725,000**

12 Springs Road, Keswick, Cumbria, CA12 4AQ

A detached three bedroom period house occupying a prime elevated site on a tranquil side road with a delightful open front rural view towards the majestic fells. Conveniently situated in a semi-rural setting under one mile from Keswick town centre, Springs Road is renowned as being one of Keswick's most highly desirable residential locations. Upgrading of the accommodation is required.

### Quick Overview

- Detached three bedroom period house
- Elevated site in one of Keswick's most desirable residential locations
- Delightful semi-rural setting
- Under one mile from Keswick town centre
- Open front rural view towards the majestic fells
- Front and rear gardens
- On-site parking spaces and detached garage
- Upgrading of the accommodation required



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Superfast  
75Mbps



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Property Reference: KW0347





Living Room



Living Room



Dining Kitchen



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Porch

With radiator.

#### Entrance Hall

With radiator, built in cupboard, under stairs cupboard with radiator.

**Living Room** 14' 11" max x 12' 5" into bay (4.55m x 3.78m)

With front bay window, two radiators, feature fireplace with living flame gas fire.

**Dining Kitchen** 14' 8" max x 10' 0" max (4.47m x 3.05m)

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, Aga, radiator, built in cupboard.

#### Utility Room

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, gas boiler, plumbing for washing machine and dishwasher.

**Conservatory** 15' 1" x 7' 7" (4.6m x 2.31m)

With external double doors, radiator, electric heater.

#### Rear Hall

With radiator, walk in cupboard with electric heater.

#### Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, electric heater.





Living Room



Dining Kitchen





Conservatory



Conservatory



Bedroom One



Bathroom

## First Floor:

### Landing

With radiator, built in cupboards.

### Bedroom One 15' 1" max x 12' 5" max (4.6m x 3.78m)

With windows to two elevations, radiator.

### Bedroom Two 15' 0" max x 9' 11" max (4.57m x 3.02m)

With windows to two elevations, radiator.

### Bedroom Three 8' 7" max x 8' 4" max (2.62m x 2.54m)

With radiator.

### Bathroom

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

### Outside:

Expansive block paved forecourt providing on site parking spaces, paved patios, established shrubs, side paved pathway, rear paved courtyard garden, established shrubs, rear on site parking space, detached garage.

### Services

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

### Tenure

Freehold.

### Council Tax

Band E.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Station Steet in Keswick town centre proceed onto St John's Street and then onto Ambleside Road. Continue ahead and after passing the left turning onto Manor Park turn immediately right onto Springs Road.

### Price

Offers in the region of £725,000 are invited.





Bedroom One



Bedroom Two





Front View



Front View

Request a Viewing Online or Call 01768 741741



# Meet the Team

## Nick Elgey

Sales Manager

Tel: 017687 41741  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



## Simon Bennett

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Jane Irving

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Amy Robinson

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Helen Holt

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Steve Hodgson

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 741741** or request online.



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



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Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

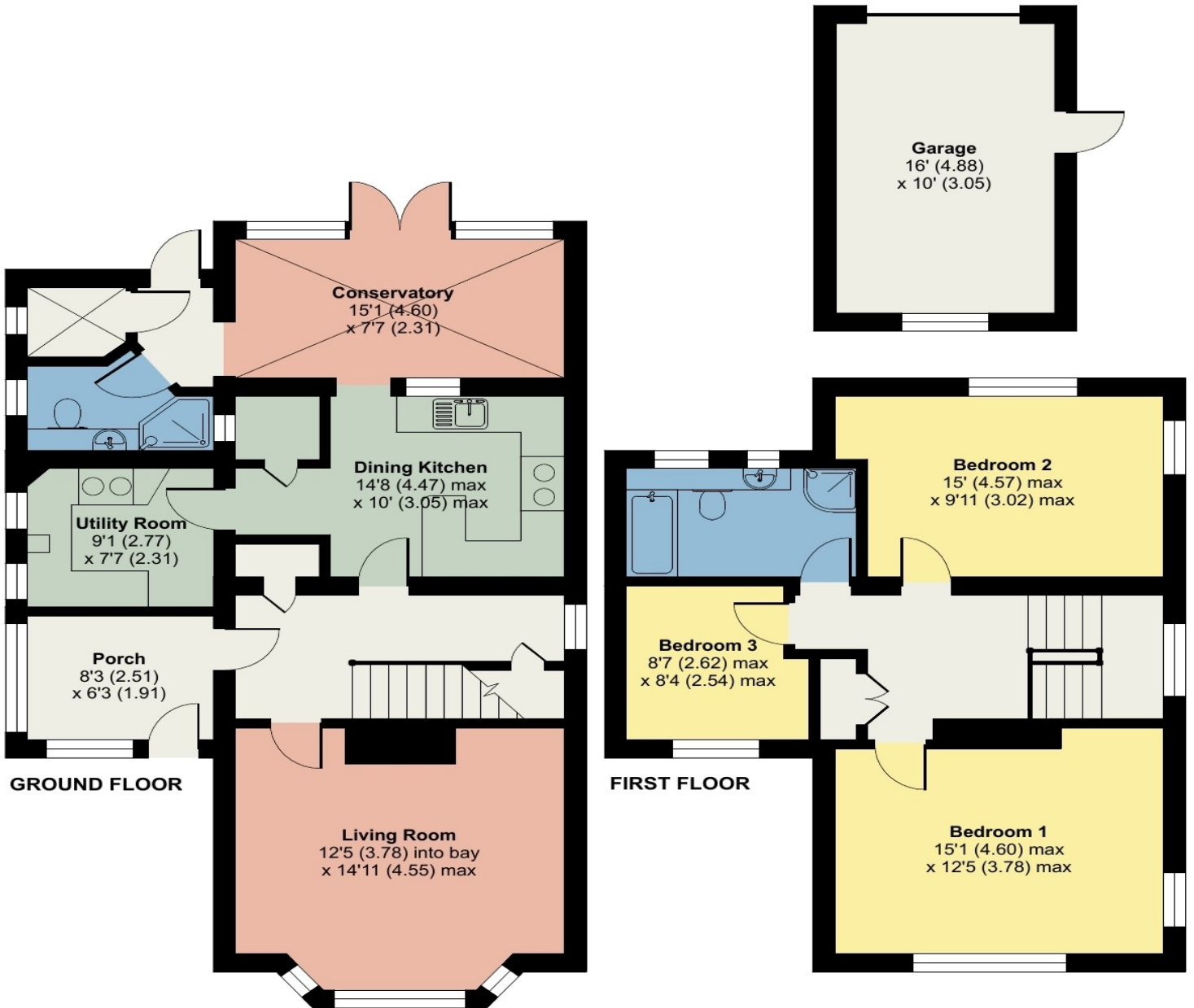
# 12 Springs Road, Keswick

Approximate Area = 1451 sq ft / 134.7 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1611 sq ft / 149.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchemcom 2024. Produced for Hackney & Leigh. REF: 1117570

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