



## Keswick

Offers in the region of £475,000

41 Wordsworth Street, Keswick, CA12 4BZ

A substantial three storey four bedroom period terrace house most conveniently situated on a side street within easy walking distance of Keswick town centre and providing immaculately presented accommodation equally suitable for use as a primary home, recreational second home or for lucrative holiday letting. Viewing is highly recommended.

### Quick Overview

- Substantial three storey period terrace house
- Convenient side street location
- Easy walking distance to Keswick town centre
- Immaculately presented accommodation
- Four bedrooms
- Two bath / shower rooms
- Fitted kitchen
- Living room and adjoining dining room
- Self-contained rear yard capable of vehicular access
- Viewing recommended

Property Reference: KW0430



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Ultrafast  
Broadband  
Available



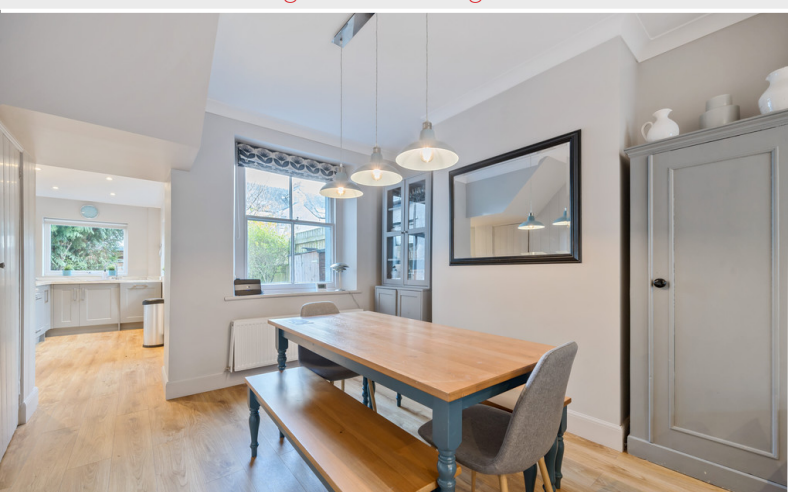
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Living Room / Dining Room



Living Room / Dining Room



Living Room / Dining Room



Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator.

#### Living Room

With wood burning stove on slate hearth, radiator, open plan to dining room.

#### Dining Room

With radiator, under stairs cupboard.

#### Kitchen

With fitted base and wall units, sink with mixer tap, extractor unit, integrated fridge, freezer, dishwasher, washing machine, radiator, external door.

### First Floor:

#### Landing

With radiator.

#### Bedroom One

With radiator.

#### Bedroom Two

With radiator.

#### Bathroom

With WC, wash hand basin, bath with shower over, heated towel rail.

#### Shower Room

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





Living Room / Dining Room



Kitchen





Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

## Second Floor:

### Landing

With built in cupboard.

### Bedroom Three

With dormer window, two radiators.

### Bedroom Four

With roof window, radiator.

### Outside:

Front forecourt, extensive self-contained rear yard with pedestrian access, trees and shrubs, potential for vehicular access.

### Services

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

### Tenure

Freehold.

### Rateable Value

£4,400.

### 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.

### What3words

///brushing.supreme.quoted

### Price

Offers in the region of £475,000.

### 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).



Bedroom One



Bedroom Three





Rear View



Rear Garden

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  
Call **01768 741741** 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**

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# 41 Wordsworth Street, Keswick

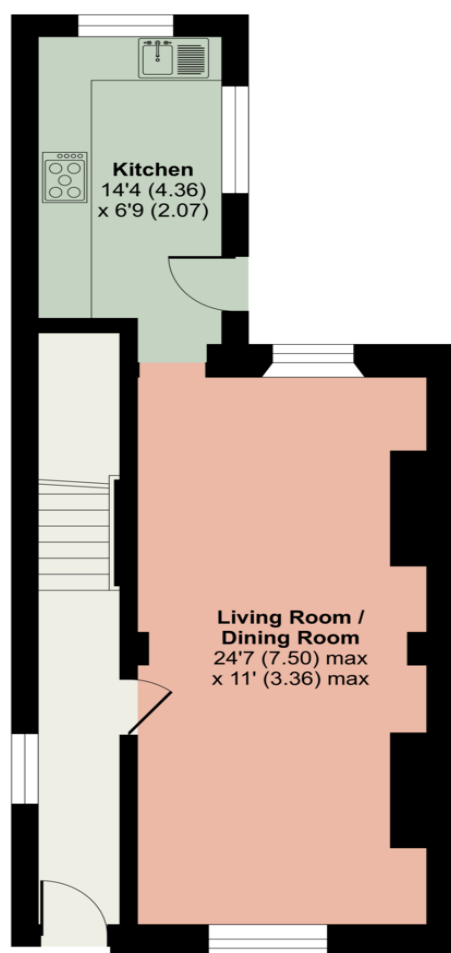
Approximate Area = 1207 sq ft / 112.1 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

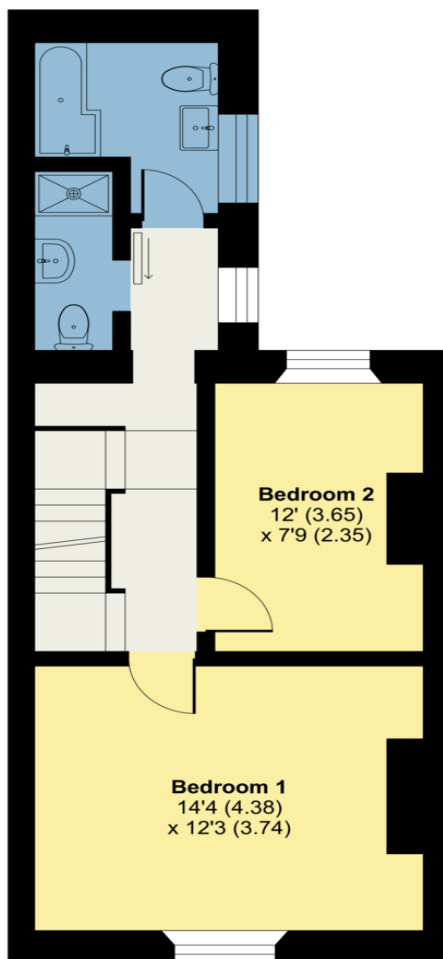
Total = 1270 sq ft / 118 sq m

For identification only - Not to scale

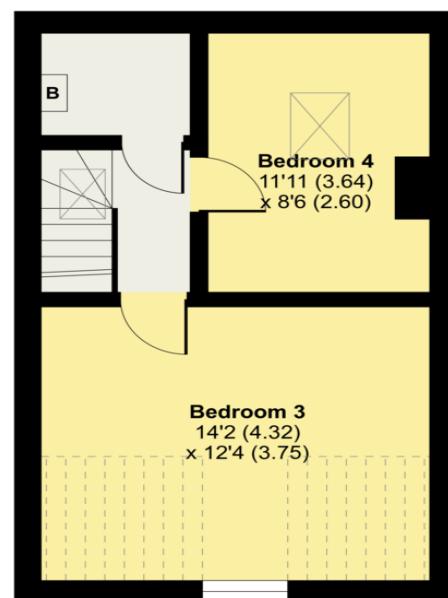
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1243844

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Request a Viewing Online or Call 01768 741741