



Keswick

Offers in the region of £430,000

56 Wordsworth Street, Keswick, Cumbria, CA12 4BZ

An immaculately presented two double bedroom Victorian end terrace house in a most convenient side street location close to Keswick town centre and benefitting from comprehensive upgrading to provide tastefully appointed accommodation equally suitable for use as a primary home, recreational second home or for lucrative holiday letting.

Planning consent was approved on 10 June 2022 under reference 7/2022/2162 for a ground floor extension to provide a WC and the addition of rooflight windows to the main house roof.

Internal viewing is highly recommended.

Quick Overview

Comprehensively upgraded Victorian end terrace house

Convenient side street location close to Keswick town centre

Two double bedrooms and planning consent for an attic bedroom

Two adjoining reception rooms

Contemporary fitted kitchen and luxury bathroom

Rear yard and garage

Equally suitable as a primary home, recreational second home or for lucrative holiday rental use

Internal viewing highly recommended

Property Reference: KW0463



2



1



2



C



Ultrafast
Broadband
Available



1



Open Plan Living / Dining Room



Open Plan Living / Dining Room



Open Plan Living / Dining Room



Open Plan Living / Dining Room

Accommodation

Ground Floor:

Entrance Hall

Open Plan Living / Dining Room

A spacious open plan room with windows to the front and rear elevation, Honister stone hearth and over mantel with wood burning, two radiators, recessed ceiling spot light fittings.

Kitchen

With a contemporary range of fitted base and wall units, pelmet lighting, granite work tops and splashbacks, undermounted sink unit with mixer tap, range of AEG integrated appliances including hob, canopied extractor hood, double oven, fridge / freezer and automatic dish washer, wall mounted tall radiator, recessed ceiling spot light fittings, tiled floor with underfloor heating.

Utility Room

With a contemporary range of fitted base and wall units, granite work tops and splashbacks, undermounted sink unit with mixer tap, plumbing for automatic washing machine, recessed ceiling spot light fittings, tiled floor with underfloor heating, external door and door to adjoining garage.

First Floor:

Landing

With built in cupboard.

Bedroom One

Front double bedroom with two front windows, radiator.

Bedroom Two

Rear double bedroom with radiator.

Bathroom

A spacious contemporary bathroom with low suite WC, panelled bath, wash hand basin, large shower cubicle with 4'6" length tray, watering can head shower and glazed door, recessed ceiling spot light fittings, full ceramic wall tiling, tiled floor, heated towel rail.



Open Plan Living / Dining Room



Kitchen



Utility Room



Bedroom One



Bedroom Two



Bathroom

Outside:

Front

Forecourt with stone wall.

Rear

Self-contained yard with cold water tap, pedestrian gate, attached garage 15'1" x 8'8" including electric roller door, radiator, fluorescent strip light and electric power.

Services

Mains water, electricity, gas and drainage. Gas central heating. Additional underfloor heating to the kitchen and utility room.

Tenure

Freehold.

Council Tax

Band D.

Planning

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Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed onto Penrith Road and turn right immediately after Greta Street onto Wordsworth Street.

What3words

///driftwood.ejects.undivided

Price

Offers in the region of £430,000.

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 Two



Side Elevation



Self-contained Yard

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.



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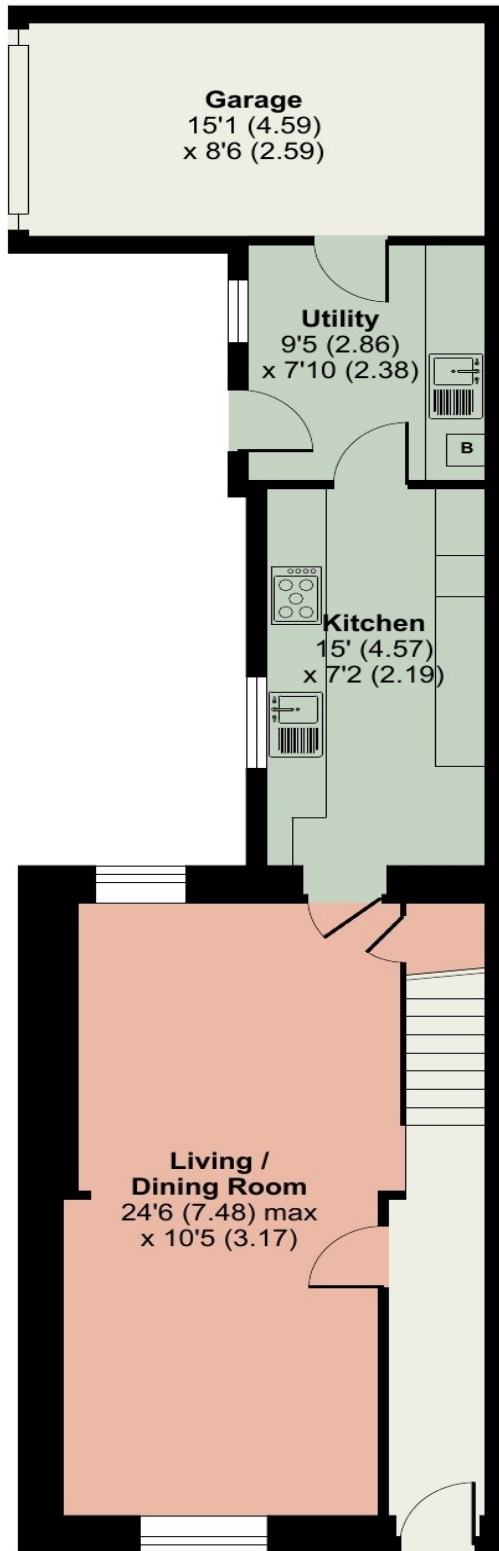
56 Wordsworth Street, Keswick

Approximate Area = 954 sq ft / 88.6 sq m

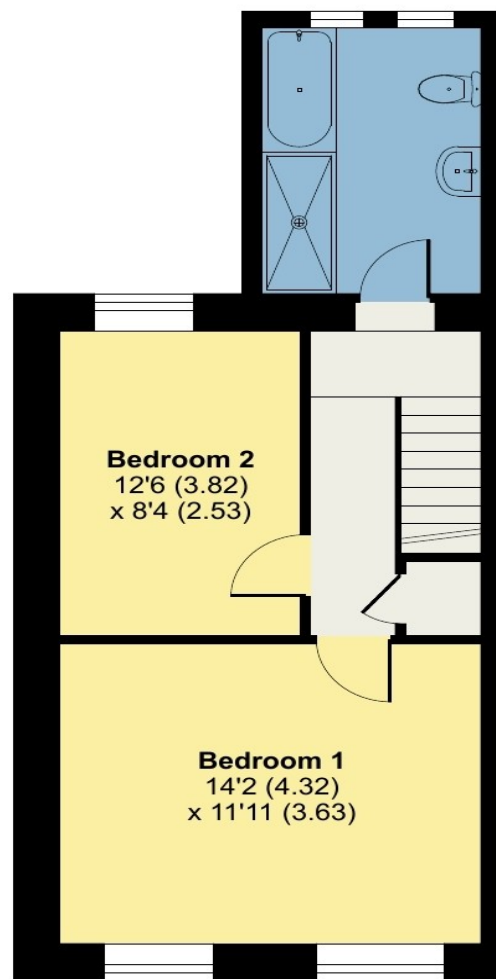
Garage = 128 sq ft / 11.8 sq m

Total = 1082 sq ft / 100.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1289741

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