



**HACKNEY
& LEIGH**

Keswick

Offers in the region of £325,000

Ennerdale Cottage, Penrith Road, Keswick, CA12 4NE

A modern three bedroom terrace cottage most conveniently situated within easy walking distance to Keswick town centre and enjoying a delightful rear outlook directly over the river Greta.

A Local Occupancy condition applies requiring the purchaser to be a person solely or mainly employed in the County of Cumbria or a person who has, for the period of three years immediately preceding his/her occupation, had his/her only or principal residence in the County of Cumbria.

Quick Overview

Modern terrace cottage

Convenient location within easy walking distance to Keswick town centre

Delightful rear outlook over the river Greta

Three bedrooms and luxury shower room

Living room and fitted dining kitchen

Rear paved terrace

Allocated parking space

Local occupancy condition applies

Property Reference: KW0469



3



2



1



C



Ultrafast
Broadband
Available



1



Living Room



Living Room



Dining Kitchen



Dining Kitchen

Accommodation

Ground Floor:

Entrance Hall

WC

With WC, wash hand basin, radiator.

Living Room

With radiator, understairs cupboard, double external doors to the rear paved terrace.

Dining Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, radiator, integrated oven, hob, extractor unit, plumbing for washing machine and dishwasher, radiator.

First Floor:

Landing

With built in cupboards.

Bedroom One

With radiator, built in wardrobe.

Bedroom Two

With radiator, built in wardrobe.

Bedroom Three

With radiator.

Shower Room

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

Outside:

Front forecourt, paved rear terrace with pedestrian access, allocated parking space.

Services

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



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

Tenure

Freehold.

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Council Tax

Band B.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed onto Penrith Road and the property is situated in the row of houses on the left after passing the entrance to Wordsworth Street on the right.

What3words

///intention.cowboys.grapevine

Price

Offers in the region of £325,000 are invited.

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).



Rear Terrace



Rear View



Rear View



Rear 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



Angela Bell

Viewing 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**



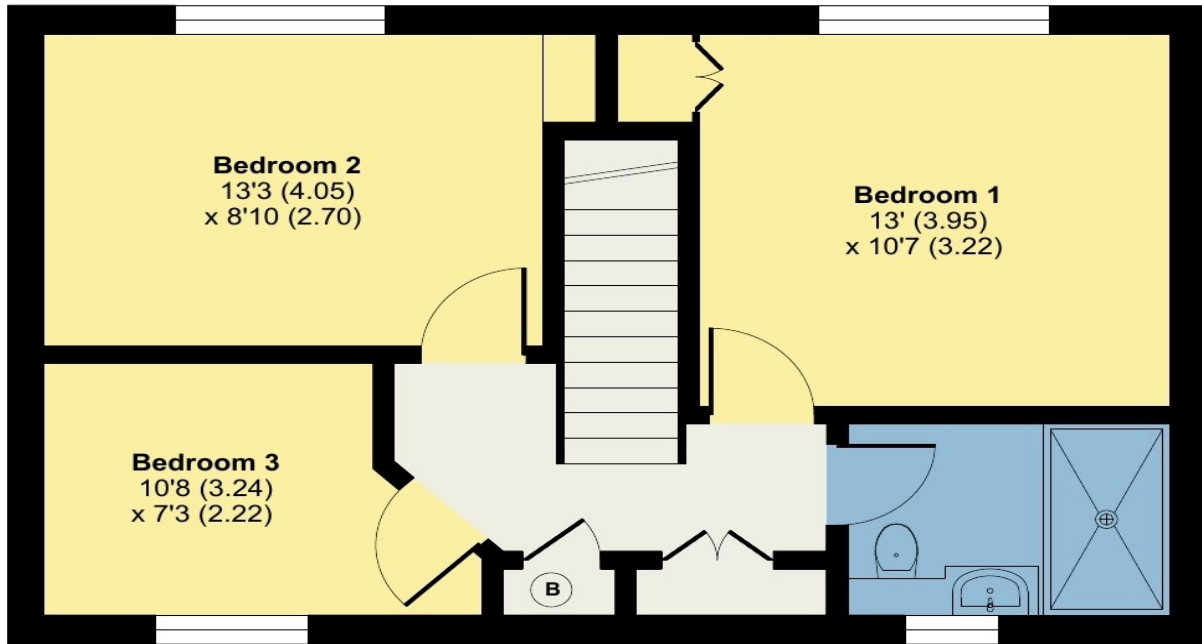
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

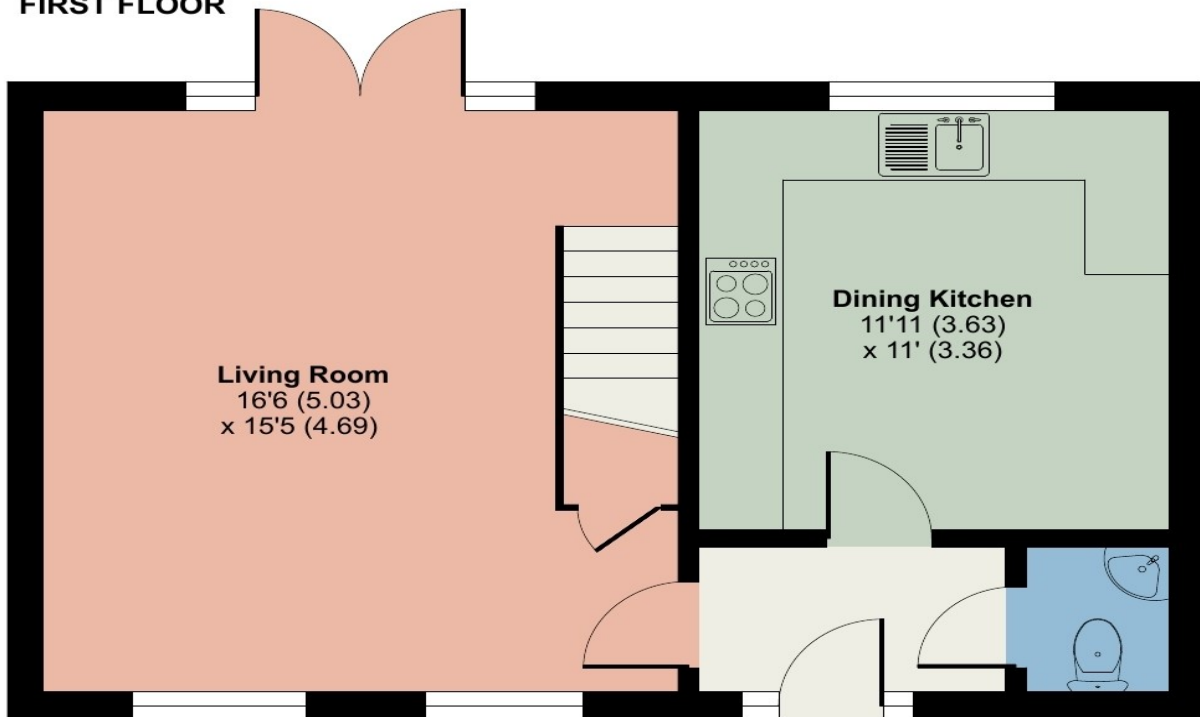
Ennerdale Cottage, Penrith Road, Keswick

Approximate Area = 872 sq ft / 81 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1302453

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Request a Viewing Online or Call 01768 741741