



## Keswick

14 The Hawthorns, Keswick, Cumbria, CA12 4LL

An extended three bedroom period semi-detached house pleasantly located approximately one mile from Keswick town centre with delightful rear views to the fells.

Offers over £500,000

### Quick Overview

Extended period semi-detached house

Three bedrooms

Extensive boarded loft room

Living room and family / dining room

Fitted kitchen and utility room

Front and rear gardens

On-site parking spaces

Detached garage



3



1



2



D



Superfast  
80 Mbps



2

Property Reference: KW0303





Living Room



Living Room



Dining / Family Room



Kitchen

## Accommodation

### Ground Floor:

#### Entrance Porch

#### Entrance Hall

With radiator, understairs cupboard.

#### Living Room 15' 3" x 11' 11" (4.65m x 3.63m)

With bay window, inset fireplace with timber over mantel, stone hearth and wood burning stove, radiator.

#### Inner Hall

With built in cupboard.

#### Kitchen 13' 8" x 11' 2" (4.17m x 3.4m)

With fitted base and wall units including granite work surfaces and upstands, sink with mixer tap, integrated oven, hob, microwave, dish washer, fridge, freezer. Electric underfloor heating.

#### Dining / Family Room 12' 0" x 11' 11" (3.66m x 3.63m)

With bi-fold doors to the rear garden. Electric underfloor heating.

#### Utility Room 11' 6" x 6' 11" (3.51m x 2.11m)

With fitted base units, sink with mixer tap, ceramic wall tiling, gas boiler, plumbing for washing machine, ventilation for dryer, external door. Electric underfloor heating.

#### WC

With WC, wash hand basin, ceramic wall tiling.

### First Floor:

#### Landing

With radiator, access hatch and ladder to converted loft with fully boarded floor and two roof windows.

#### Bedroom One 15' 8" x 12' 1" (4.78m x 3.68m)

With bay window, radiator, range of fitted wardrobes.

#### Bedroom Two 13' 11" x 11' 0" (4.24m x 3.35m)

With radiator, built in cupboard.

#### Bedroom Three 7' 7" x 6' 2" (2.31m x 1.88m) With

radiator.

#### Bathroom

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





Living Room



Kitchen





Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

### Outside:

Front block paved driveway providing extensive on-site parking spaces, front lawned garden with stocked and shrubbed borders, rear paved patio, rear lawned garden with mature trees, detached garage with electric light and power.

### Services

Mains water, electricity, and drainage. Electric under floor central heating to part of the ground floor and radiators to the other accommodation.

### 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.

### What3words

///elections.movements.reprints

### Price

Offers over £500,000 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 Elevation



Garden





Garden



View

[Request a Viewing Online](#) or Call 01768 741741



# Meet the Team

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# 14 The Hawthorns, Keswick

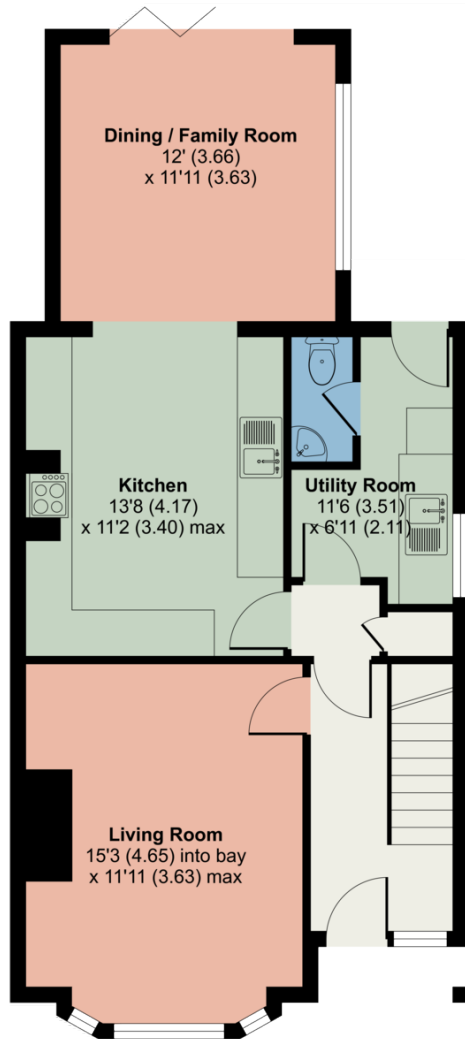
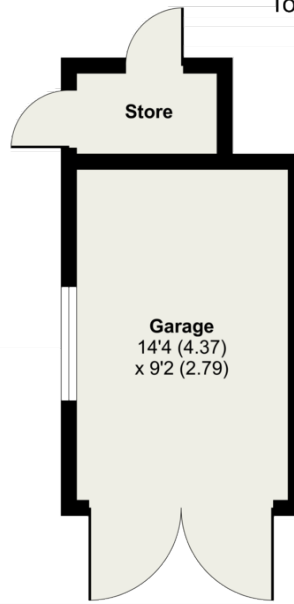
Approximate Area = 1202 sq ft / 111.6 sq m

Garage = 131 sq ft / 12.1 sq m

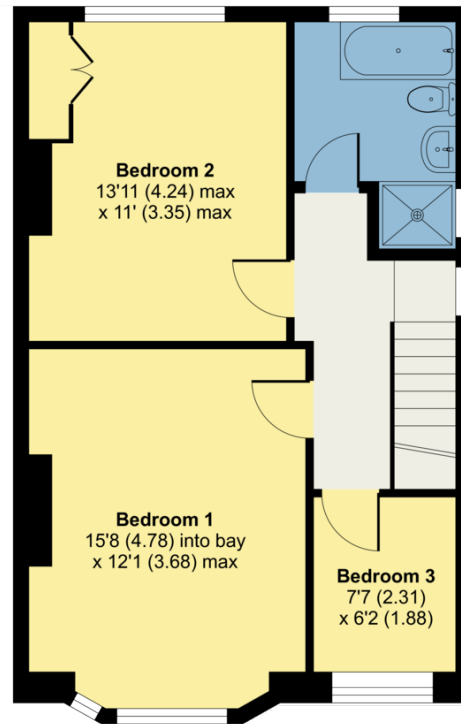
Store = 21 sq ft / 1.9 sq m

Total = 1354 sq ft / 125.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Hackney & Leigh. REF: 1043129

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