



Keswick

Riverside Cottage, 9 Greta Side, Keswick, Cumbria, CA12 5LG

An outstanding superbly upgraded three bedroom period terrace cottage benefitting from meticulous comprehensive refurbishment.

Equally suitable as a primary home, recreational second home or for lucrative holiday rentals and most conveniently situated in Keswick town centre this exceptional property provides an immaculate standard of tastefully appointed accommodation with delightful views directly over the River Greta and Fitz Park.

Internal viewing is highly recommended.

Offers over £475,000

Quick Overview

Superbly upgraded period terrace cottage

Meticulously and comprehensively
refurbished

Most convenient town centre location

Delightful views directly over the River

Greta and Fitz Park

Immaculately presented and tastefully
appointed accommodation

Three bedrooms

Two bath / shower rooms

Fitted kitchen with integrated appliances

Open plan living / dining room with external
decked terrace

On-site parking space

Property Reference: KW0505



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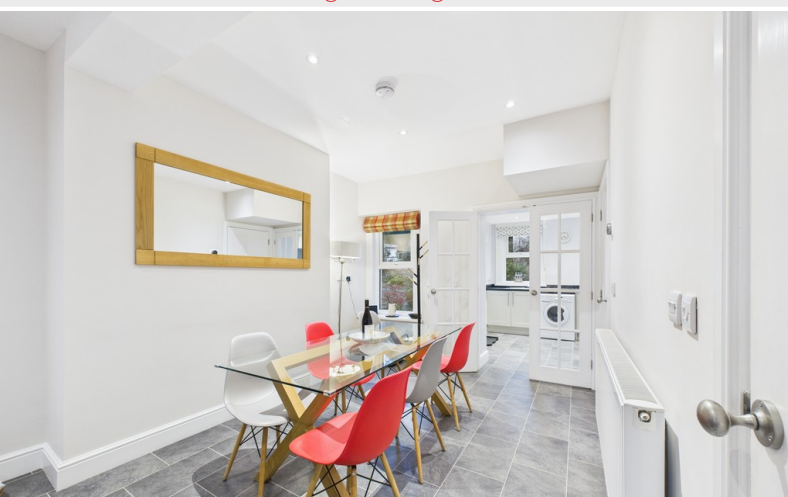
Ultrafast
Broadband
Available



1



Living / Dining Room



Living / Dining Room



Kitchen



Kitchen

Accommodation

Ground Floor:

Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, dishwasher, radiator, external door.

Living / Dining Room

With bay window and window seat, wood burning stove, two radiators, understairs cupboard, external door to decked terrace.

First Floor:

Landing

With radiator.

Bedroom One

With bay window, two radiators, period fireplace, built in cupboard.

Bedroom Two

With radiator, built in cupboard.

Bathroom

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

Second Floor:

Landing

With built in cupboard.

Bedroom Three

With two radiators, cast iron period fireplace, built in cupboard.

Ensuite Shower Room

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

Outside:

Small rear courtyard, allocated parking space.



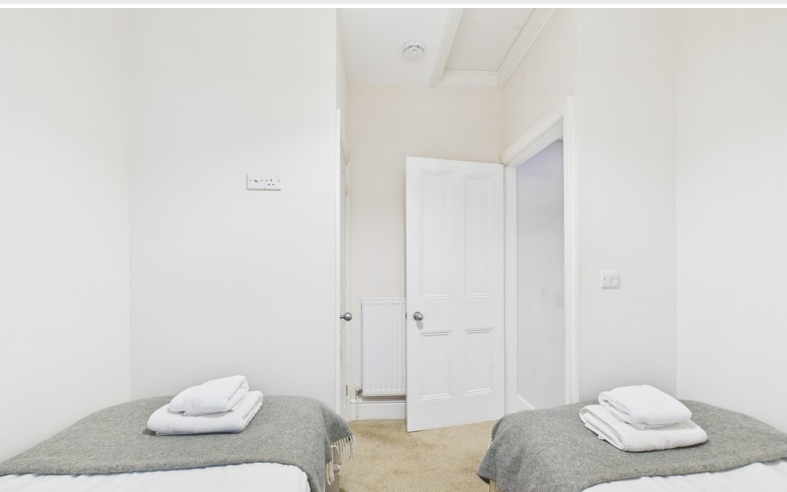
Living / Dining Room



Kitchen



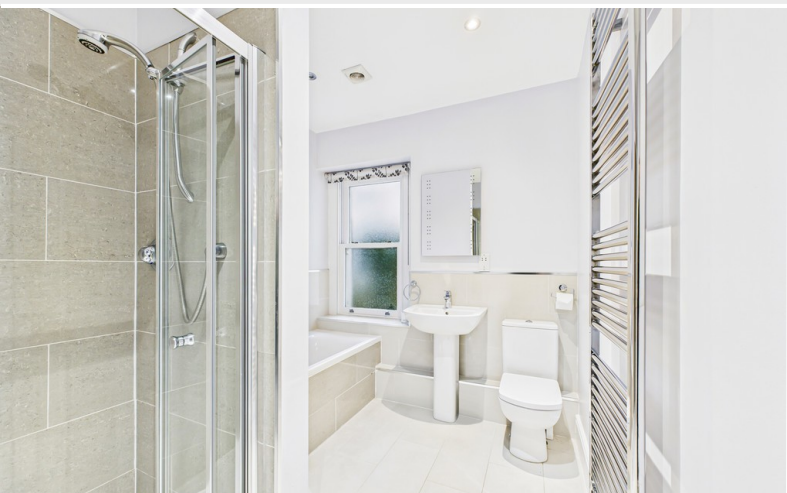
Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Services

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

Tenure

Freehold.

Council Tax

Band E

Directions

From Keswick town centre proceed from Main Street onto Bank Street and turn left onto Otley Road. Continue ahead and the entrance courtyard to the property is situated on the left where the road bears right.

What3words

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Flooding

We are advised that the property experienced flooding during Storm Desmond in 2015. The Environment Agency subsequently funded substantial Flood Resilience work to the property and there has been no reoccurrence to date.

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers over £475,000 are invited for consideration.

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



Bedroom Three



Rear Courtyard

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**

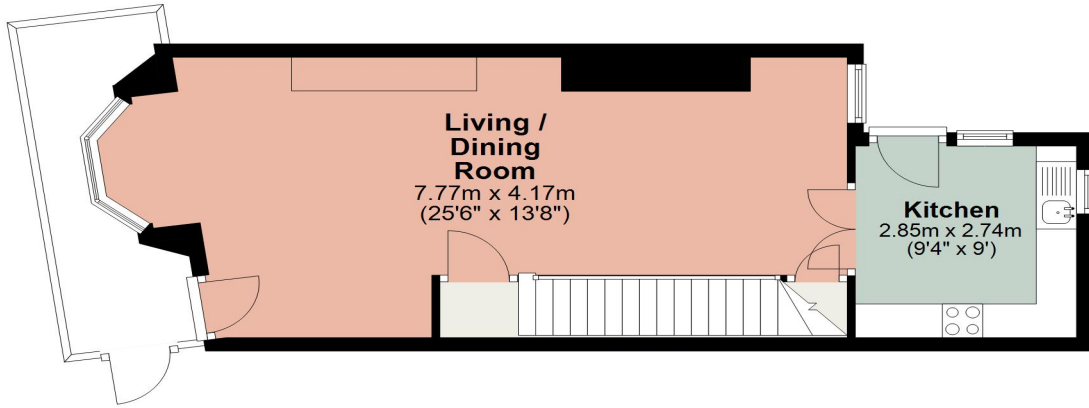


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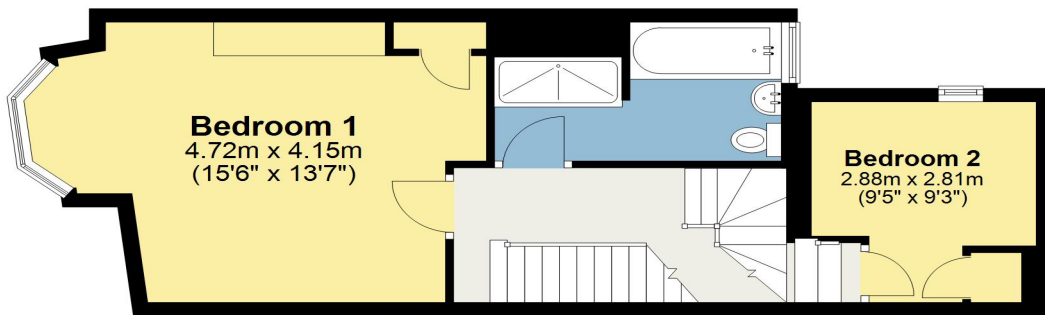
Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)
(excluding Balcony)



First Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



Second Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



Total area: approx. 120.2 sq. metres (1294.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

Riverside Cottage, 9 Greta Side, Keswick

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Request a Viewing Online or Call 01768 741741