HACKNEY & LEIGH

Keswick

Offers over £295,000

19 Windebrowe Avenue, Keswick, Cumbria, CA12 4JA

A recently superbly upgraded three bedroom terrace house conveniently situated on a side road half a mile from Keswick town centre and providing immaculately presented accommodation ready for immediate occupation at no further expense.

A local occupancy restriction applies requiring purchasers to have lived in their only or principal home or worked within the boundaries of the Lake District National Park, or a combination of the two, for three years immediately prior to purchase.

Quick Overview

Superbly upgraded terrace house

Side road location

Half a mile from Keswick town centre

Immaculately presented accommodation

Three bedrooms

Living room and rear garden room

Fitted kitchen with integrated appliances

Forecourt and paved private rear garden

Local occupancy restriction applies

Internal viewing highly recommended

Property Reference: KW0480

3 | 1 | 2 | EPC C | Superfast Broadband Available

Kitchen

Living Room

Living Room

Garden Room

Accommodation

Ground Floor:

Entrance Hall
With radiator.

Kitchen
With fitted base and wall units including quartz work surfaces, wiring for pelmet lighting, breakfast bar, Belfast sink with mixer tap, integrated oven, hob, extractor unit, dishwasher, recessed utility cupboard with plumbing for washing machine.

Living Room
With feature brick fireplace accommodating wood burning stove on slate hearth with timber over mantel, built in chimney side cupboards, radiator, open plan to rear garden room or dining room.

Garden Room
With external doors to the rear garden.

First Floor:

Landing

Bedroom One
Rear bedroom with radiator, two double built in wardrobes and dressing table.

Bedroom Two
Rear bedroom with built in wardrobe, radiator.

Bedroom Three
Front bedroom with radiator.

Each of the bedrooms include fitted black out blinds.

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

Living Room

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside:
Front forecourt, paved rear garden with stocked border and pedestrian access, external store.

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

Tenure
Freehold.

Council Tax
Band B.

Local Occupancy Restriction
A local occupancy restriction applies requiring purchasers to have lived in their only or principal home or worked within the boundaries of the National Park, or a combination of the two, for three years immediately prior to purchase.

Directions
From Keswick town centre proceed onto Penrith Road and turn right onto Windebrowe Avenue immediately after the right turning for Blencathra Street.

What3words
///flown.length.ruffling

Price
Offers over £295,000 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. VAT).

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Living Room

Rear Elevation

Rear Garden

Rear Garden

Request a Viewing Online or Call 01768 741741

Meet the Team

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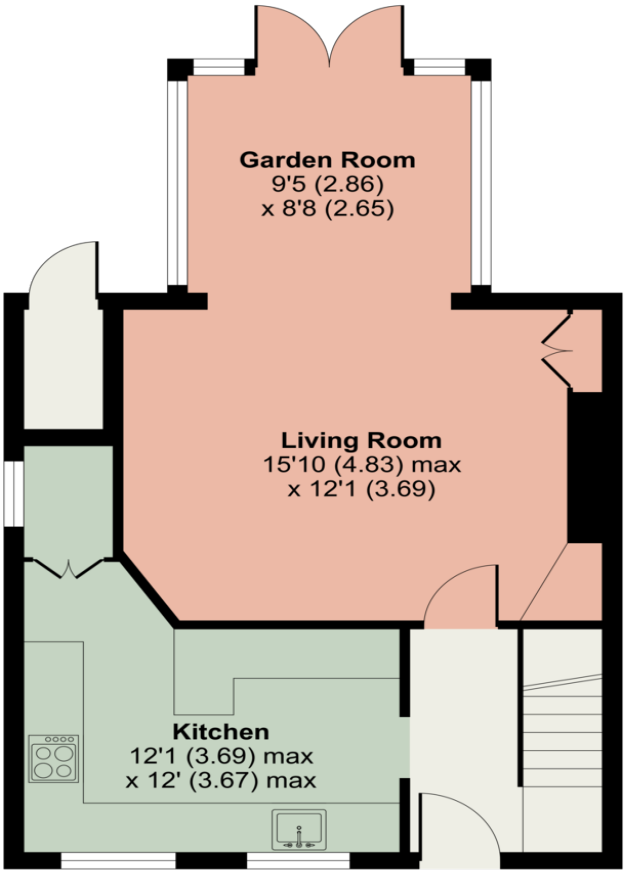
Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01768 741741 or request online.

Need help with **conveyancing**? Call us on: 01539 792032

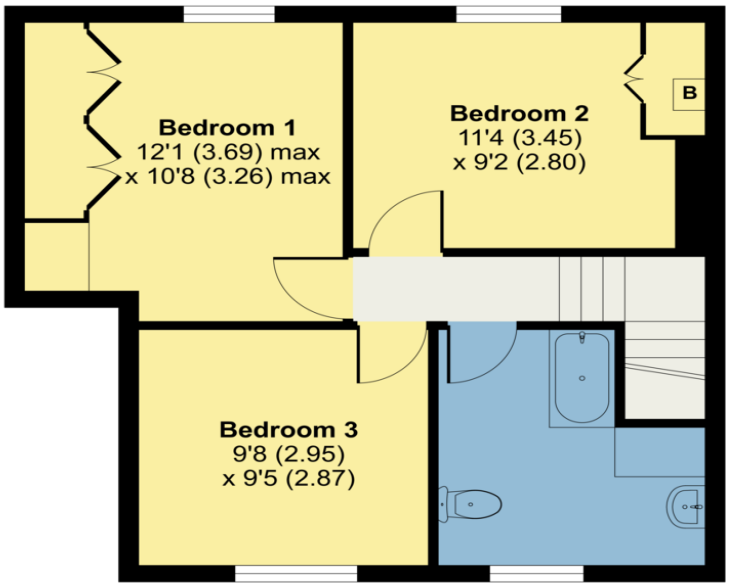
Can we save you money on your **mortgage**? Call us on: 01539 792033

19 Windebrowe Avenue, Keswick

Approximate Area = 932 sq ft / 86.6 sq m (excludes store)
Outbuilding = 13 sq ft / 1.2 sq m
Total = 945 sq ft / 87.8 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: 1321474

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