

Keswick

Offers over £350,000

60 The Headlands, Keswick, Cumbria, CA12 5EJ

A most conveniently situated three bedroom semi-detached house occupying an extensive site on a tranquil cul de sac in Keswick town centre.

We are advised that a local occupancy conditions applies.

Quick Overview

Semi-detached house

Cul de sac location in Keswick town centre

Extensive site

Three bedrooms

Fitted dining kitchen

Front garden and expansive rear garden

Detached garage and on-site parking
A local occupancy condition applies



3



1



1



C



Ultrafast
Broadband
Available



2

Property Reference: KW0509



Living Room



Living Room



Kitchen



Kitchen

Accommodation

Ground Floor:

Entrance Vestibule

With radiator.

Living Room

With radiator, contemporary electric fire.

Dining Kitchen

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

Rear Porch

With two external doors.

First Floor:

Landing

Bedroom One

With radiator, range of fitted bedroom furniture.

Bedroom Two

With radiator.

Bedroom Three

With radiator.

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator.

Outside:

Front and rear gardens with shrubs, rear paved patio and decking, rear on-site parking space and detached garage.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Services

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

Tenure

Freehold.

Council Tax

Band C.

Local Occupancy Condition

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 Main Street in Keswick town centre proceed to the mini roundabout by the Coop and turn left then bear right onto The Headlands by Booths Supermarket. Continue ahead and take the first turn on the left. The property is situated in the row of houses on the left.

What3words

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Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers over £350,000.

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).



Front Garden



Rear Garden



Rear Elevation



Garage and Parking

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**

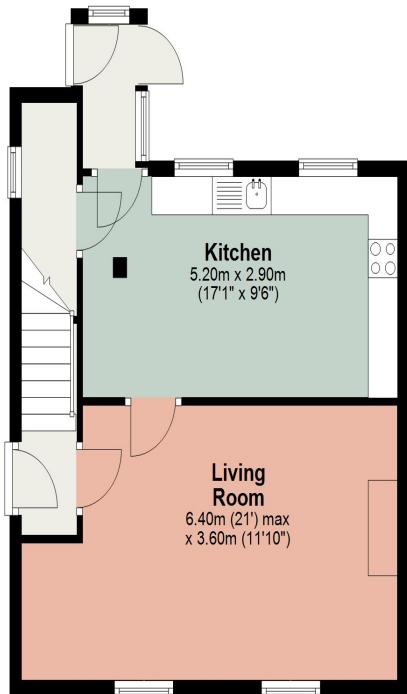
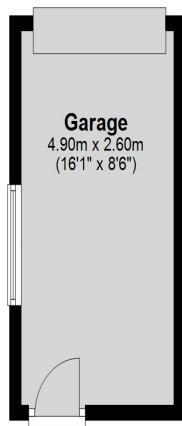


Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

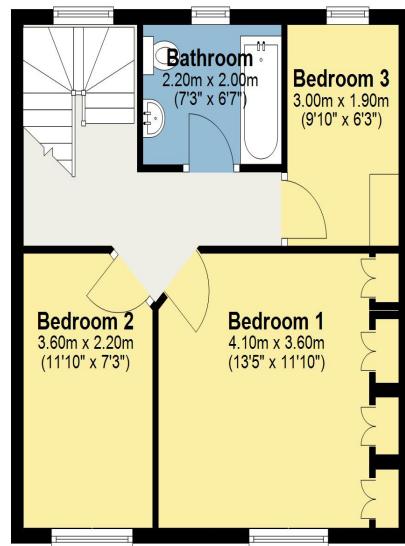
Ground Floor

Approx. 57.2 sq. metres (615.8 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 99.7 sq. metres (1073.3 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.

60 The Headlands, Keswick

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Request a Viewing Online or Call 01768 741741