



Keswick

7 Manor Park, Keswick, Cumbria, CA12 4AB

A rare opportunity to acquire a most appealing substantial semi-detached four bedroom period house most conveniently situated on a tranquil tree lined side road in a highly desirable residential location within easy walking distance of Keswick town centre and providing generous accommodation.

Offers over £650,000

Quick Overview

Most appealing substantial semi-detached period house

Highly desirable tree lined side road residential location

Under half a mile from Keswick town centre

Generous accommodation

Four double bedrooms

Three bath / shower rooms

Living room, sitting room, dining room and conservatory

Delightful mature front and rear gardens

Adjoining garage and on-site parking spaces

Viewing highly recommended



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Ultrafast
Broadband
Available



2

Property Reference: KW0526



Living Room



Dining Room



Sitting Room



Kitchen

Accommodation

Ground Floor:

Entrance Hall | WC | Living Room | Sitting Room | Dining Room | Kitchen | Conservatory

First Floor:

Landing | Bedroom 1 / En-suite Shower Room | Bedroom 2 | Bedroom 3 | Bedroom 4 | Shower Room | Bathroom

Outside:

Driveway | Front Garden | Rear Garden | Adjoining Garage | Utility Room | Passage Store | Garden Store | WC

Services

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

Tenure

Freehold.

Council Tax

Band E.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Agents Note

We await the grant of probate for the property.



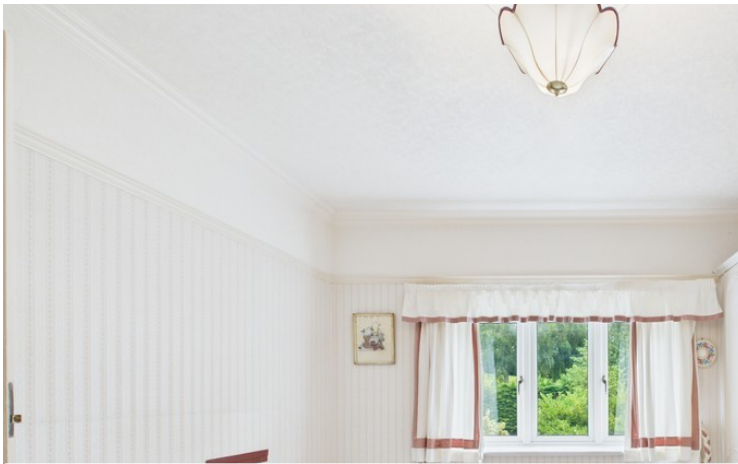
Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Directions

From Station Street in Keswick proceed onto St John's Steet and then onto Ambleside Road. Manor Park is the first turning on the left after passing Eskin Street.

What3words

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Price

Offers over £650,000.

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 £60 (inc. VAT) per individual or £50 (inc. 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 (inc. VAT).



Conservatory



Rear Garden



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.



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Ground Floor

Approx. 117.0 sq. metres (1259.1 sq. feet)



First Floor

Approx. 95.9 sq. metres (1032.0 sq. feet)



Total area: approx. 212.8 sq. metres (2291.1 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.

7 Manor Park, Keswick

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Request a Viewing Online or Call 01768 741741