



Keswick

Offers in the region of **£775,000**

Solway, Crosthwaite Road, Keswick, Cumbria, CA12 5PG

A most appealing comprehensively upgraded and immaculately presented detached four bedroom period house, conveniently located under one mile from Keswick town centre with a delightful rear view over the river Greta.

Internal viewing is highly recommended.

Quick Overview

Most appealing comprehensively upgraded detached period house

Under one mile from Keswick town centre

Delightful open rear view over the river Greta

Immaculately presented and tastefully appointed accommodation

Four bedrooms including one on the ground floor

Living room and study

Fitted dining kitchen and utility room

Two luxury bath / shower rooms

Mature surrounding gardens, on site-parking and garage

Additional land located directly opposite suitable for a variety of uses including parking

Property Reference: KW0522



4



2



1



D



Ultrafast
Broadband
Available



5



Living Room



Kitchen



Snug / Study



Utility

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With radiator, access to basement room.

Living Room

With windows to two elevations, feature brick fireplace with wood burning stove, built in cupboards, two radiators.

Bedroom One

With windows to two elevations, radiator.

Snug/Study

With radiator, built in cupboards.

Dining Kitchen

With vaulted ceiling, fitted base and wall units including quartz work surfaces, island unit, sink with mixer tap, integrated oven, induction hob, extractor unit, microwave, fridge, dish washer, built in bench seating, electric underfloor heating, external door.

Utility Room

With fitted base units, sink with mixer tap, radiator, plumbing for washing machine, built in cupboard, double doors leading to the rear garden.

Shower Room

With WC, wash hand basin, walk in shower, heated towel rail, electric underfloor heating and built in cupboard.

First Floor:

Landing

With built in cupboard.

Bedroom Two

With radiator, built in wardrobe.

Bedroom Three

With radiator.

Bedroom Four

With windows to two elevations, range of fitted bedroom furniture, radiator.

Bathroom

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



Living Room



Kitchen



Shower Room



Bedroom One



Bathroom



Bedroom Two

Outside:

Forecourt garden with stocked and shrubbed borders, side pathway and driveway leading to on-site parking spaces, terraced rear garden with stocked and shrubbed borders, rear decked entertaining terrace.

Detached Garage

With electric light and power.

Additional Land

Located directly opposite the property and suitable for a variety of uses including parking for numerous vehicles.

Services

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

Flooding

We are advised the kitchen and basement flooded in 2015.

Tenure

Freehold.

Council Tax

Band E.

Directions

From Main Street in Keswick town centre proceed onto High Hill and turn right onto Crossthwaite Road. Solway is located on the right.

What3words

///resources.visitor.driftwood

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers in the region of £775,000.

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).



Bedroom Four



Rear Elevation



View from Garden



Rear Decking Area

Request a Viewing Online or Call 01768 741741

Meet the Team

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Call **01768 741741** or request online.



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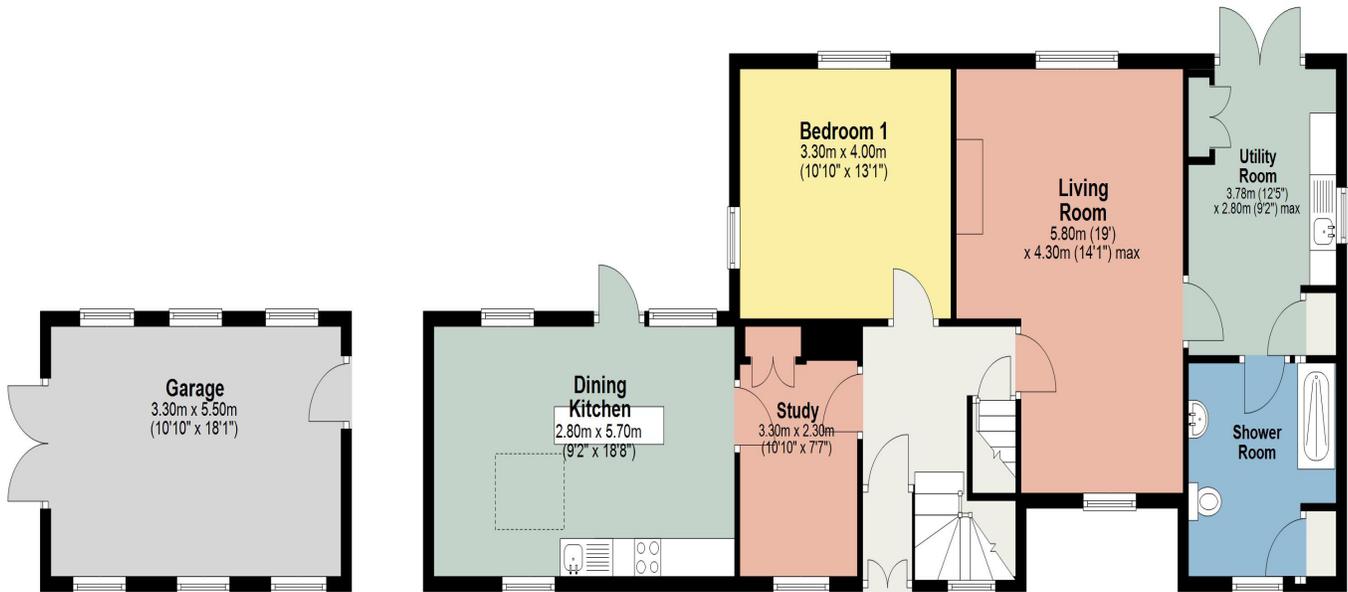


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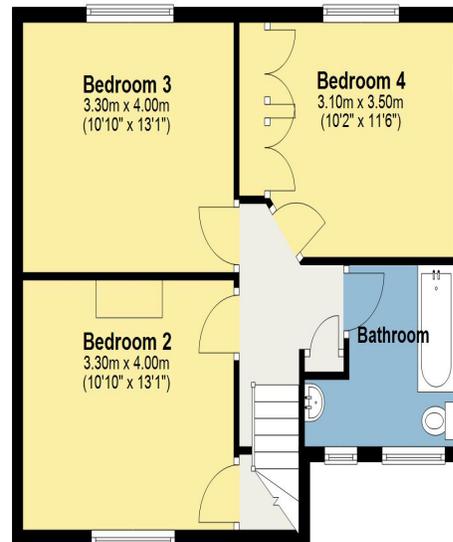
Ground Floor

Approx. 107.1 sq. metres (1152.8 sq. feet)



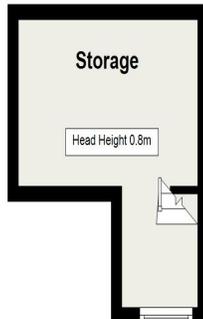
First Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



Basement

Approx. 9.8 sq. metres (105.3 sq. feet)



Total area: approx. 168.5 sq. metres (1813.4 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.

Solway, Keswick

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Request a Viewing Online or Call 01768 741741