

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Keswick

22 Manor Park, Keswick, Cumbria, CA12 4AA

A most appealing extended period semi-detached three bedroom house conveniently situated on a pleasant side road in a very desirable residential location within easy walking distance to Keswick town centre and equally suitable as a primary home, second home or for lucrative holiday letting.

## Offers over £495,000

### Quick Overview

Extended period semi-detached house  
Easy walking distance to Keswick town centre

Three bedrooms plus spacious converted attic room

Living room and sitting room

Fitted dining kitchen and utility room

On-site parking spaces

Front and rear lawned gardens

Equally suitable as a primary or second home or for holiday letting



3



2



2



E



Superfast  
80 Mbps



2

Property Reference: KW0200



Living Room



Living Room



Sitting Room



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator.

#### Cloakroom

With WC, wash hand basin, ceramic wall tiling, radiator.

#### Living Room 14' 4" into bay x 11' 9" (4.37m x 3.58m)

With front bay window incorporating window seat, feature period open fireplace including tiled inlay and wooden surround, radiator.

#### Sitting Room 11' 11" x 10' 10" (3.63m x 3.3m)

With feature period open fireplace including tiled inlay and wooden surround, radiator.

#### Dining Kitchen 18' 3" max x 9' 5" max (5.56m x 2.87m)

With windows to three elevations, modern range of fitted base and wall units including pelmet lighting, sink unit with mixer tap, ceramic wall tiling, integrated oven and hob, plumbing for dishwasher, dining area, radiator.

#### Utility Room

With radiator, gas boiler, plumbing for washing machine, external door.

### First Floor:

#### Landing

#### Bedroom One 11' 6" x 11' 5" (3.51m x 3.48m)

Front bedroom with radiator

#### Bedroom Two 11' 6" x 11' 4" (3.51m x 3.45m)

Rear bedroom with radiator, wash hand basin, built in wardrobes.

#### Bedroom Three 8' 2" x 7' 5" (2.49m x 2.26m)

Front bedroom with radiator, built in cupboard.



Living Room



Dining Kitchen



Dining Kitchen



Bedroom One



Bedroom Three



Attic Room

### Bathroom

With wash hand basin, panelled bath with shower over, ceramic wall tiling, radiator, built in airing cupboard.

### Separate WC

With radiator

### Second Floor:

#### Converted Attic Room

Approached by wooden ladder style staircase, roof window.

#### Outside:

Front on-site parking spaces and lawned garden with shrubbed borders, side pathway, extensive rear lawned garden with shrubbed borders.

#### Services

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

#### Tenure

Freehold.

#### Energy Performance Certificate

The full energy performance certificate is available on our website and also at any of our offices.

#### Directions

From Keswick town centre proceed onto Station Street and continue past St John's church onto Ambleside Road. Manor Park is the first turning on the left after Eskin Street.

#### Viewings

By appointment with Hackney & Leigh's Keswick office.

#### Price

Offers over £495,000 are invited.



Bedroom One



Bedroom Two



Rear Elevation



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**

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# 22 Manor Park, Keswick

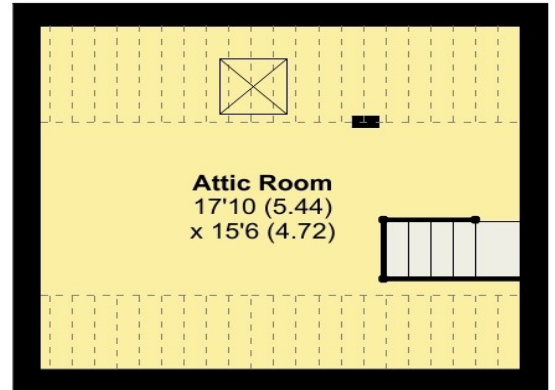
Approximate Area = 1242 sq ft / 115.4 sq m

Limited Use Area(s) = 137 sq ft / 12.7 sq m

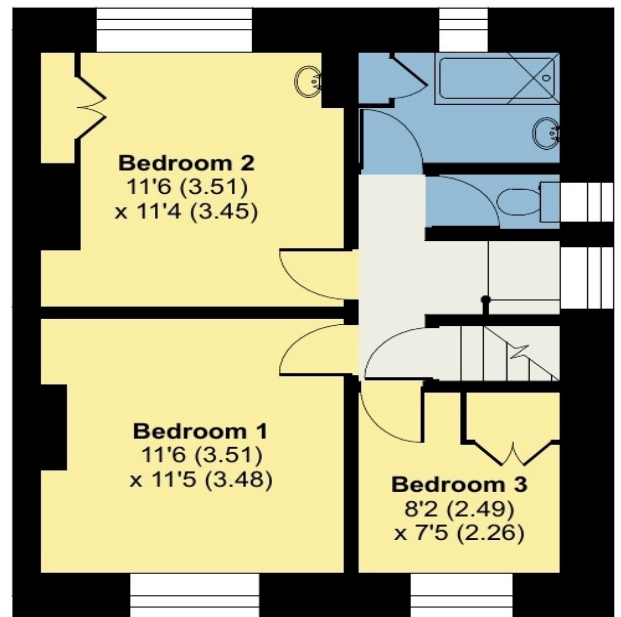
Total = 1379 sq ft / 128.1 sq m

For identification only - Not to scale

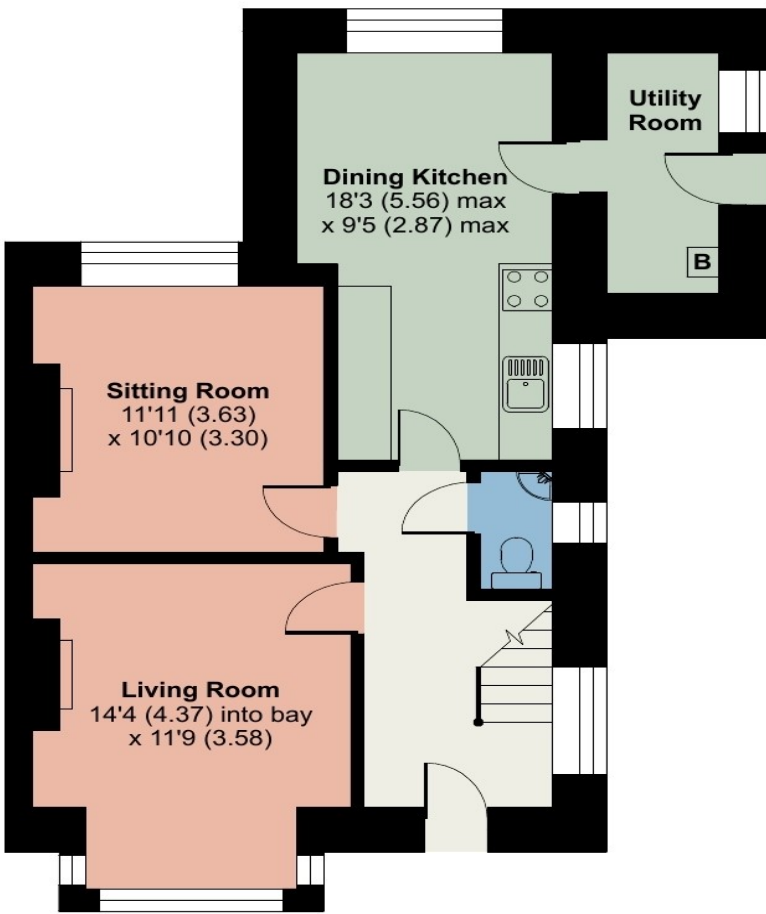
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2022. Produced for Hackney & Leigh. REF: 907003

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Request a Viewing Online or Call 01768 741741