

## Keswick

Offers in the region of £450,000

3 Little Hills, Keswick, Cumbria, CA12 5DH

A most appealing four bedroom cottage style period terrace house enjoying a pleasant semi-rural setting on a most conveniently situated side street located beside the pedestrianised section of Lake Road in Keswick town centre and within easy walking distance to Hope Park, Crow Park, Theatre By The Lake and the delightful shores of Derwentwater. The property is equally suitable as a primary home, second home or for lucrative holiday letting.

### Quick Overview

Most appealing cottage style period terrace house

Side street location in Keswick town centre beside the pedestrianised Lake Road

Pleasant semi-rural setting close to Hope Park and Derwentwater

Four bedrooms

Living room and dining room

Fitted kitchen with integrated appliances

Paved courtyard and lawned garden

Equally suitable as a primary home, second home or for lucrative holiday letting.



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Superfast  
80 Mbps



Living / Dining Room



Living / Dining Room



Living / Dining Room



Kitchen

## Accommodation

### Ground Floor:

#### **Kitchen** 12' 4" x 10' 4" (3.76m x 3.15m)

With fitted base and wall units including Corian work surfaces, under mounted sink unit with mixer tap, pelmet lighting, ceramic wall tiling, integrated oven, hob, microwave, extractor unit, fridge / freezer, dishwasher, washing machine, roof window.

#### Dining Room

With radiator, under stairs cupboard, open plan to

#### **Living Room** 27' 6" x 13' 11" (8.38m x 4.24m)

With bay window, stove style gas fire and timber over mantel, radiator, external door to the adjoining courtyard and garden.

### First Floor:

#### Landing

With radiator.

#### **Bedroom One** 13' 10" x 12' 2" (4.22m x 3.71m)

With radiator, range of built in wardrobes.

#### **Bedroom Two** 12' 1" x 7' 0" (3.68m x 2.13m)

With radiator, built in cupboards.

#### Bathroom

With WC, wash hand basin, bath, shower cubicle, ceramic wall tiling, heated towel rail, built in cupboard.



Living / Dining Room



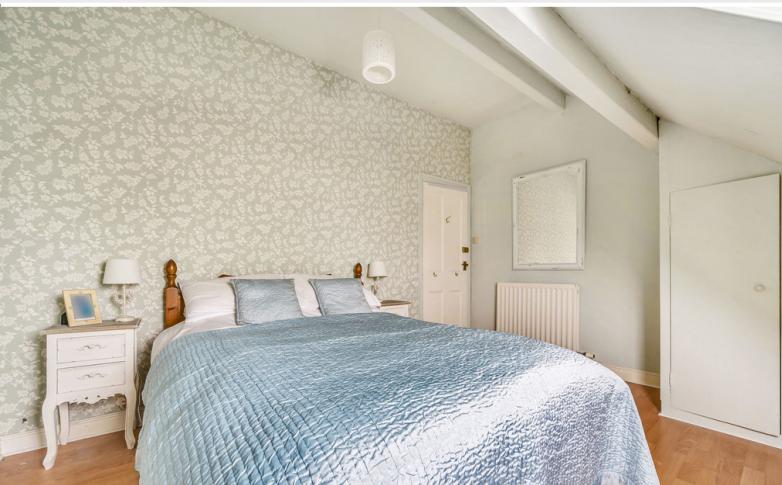
Kitchen



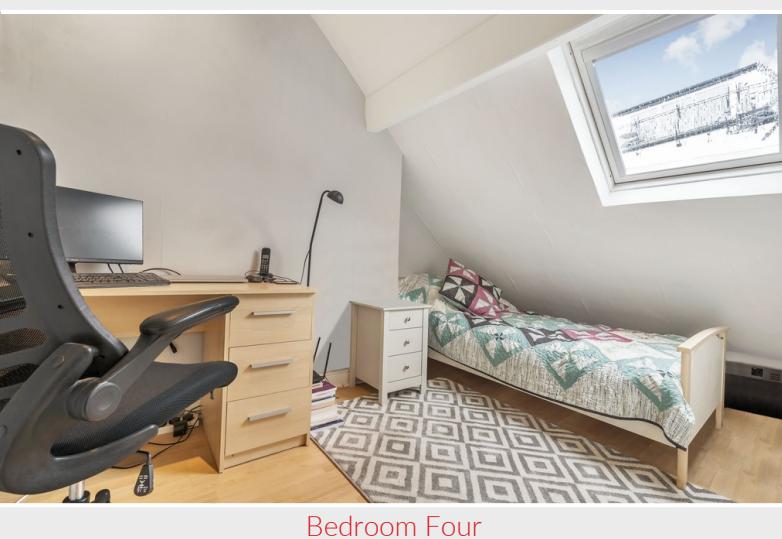
Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

## Second Floor:

### Landing

**Bedroom Three** 12' 11" x 12' 1" (3.94m x 3.68m)

With dormer window, radiator, built in cupboards.

**Bedroom Four** 12' 3" x 8' 1" (3.73m x 2.46m)

With roof window, radiator.

## Outside:

Paved courtyard and adjoining lawned garden with shed. The neighbouring properties have a pedestrian right of way.

## Services

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

## Tenure

Freehold.

## Viewing

By appointment with Hackney and Leigh's Keswick office.

## Directions

From Keswick town centre proceed onto the pedestrianised section of Lake Road and Little Hills is a side street located behind the famous George Fisher store.

**Price** Offers in the region of £450,000.



Bedroom One



Bedroom Three



Paved Courtyard



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  
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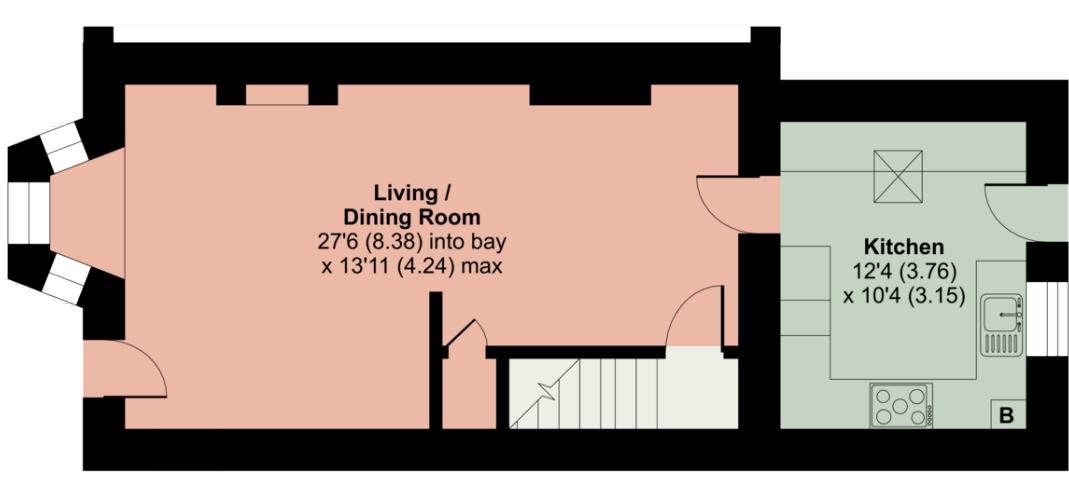
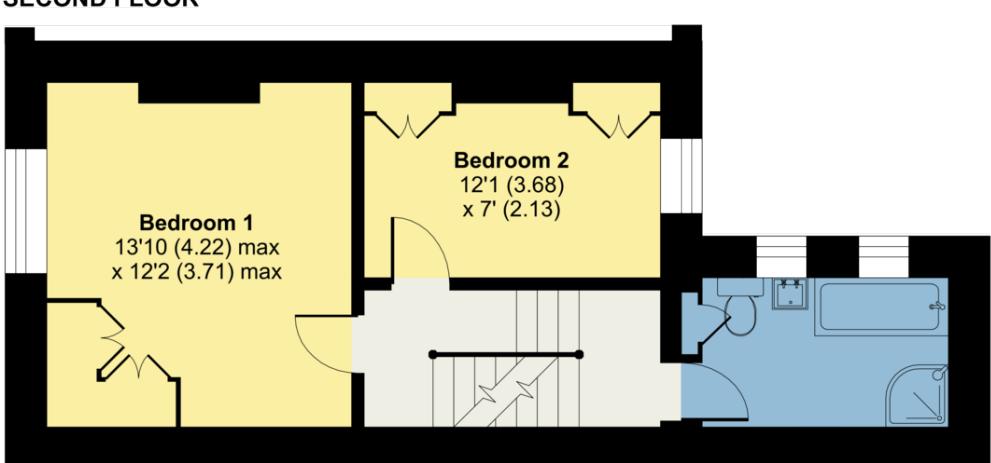
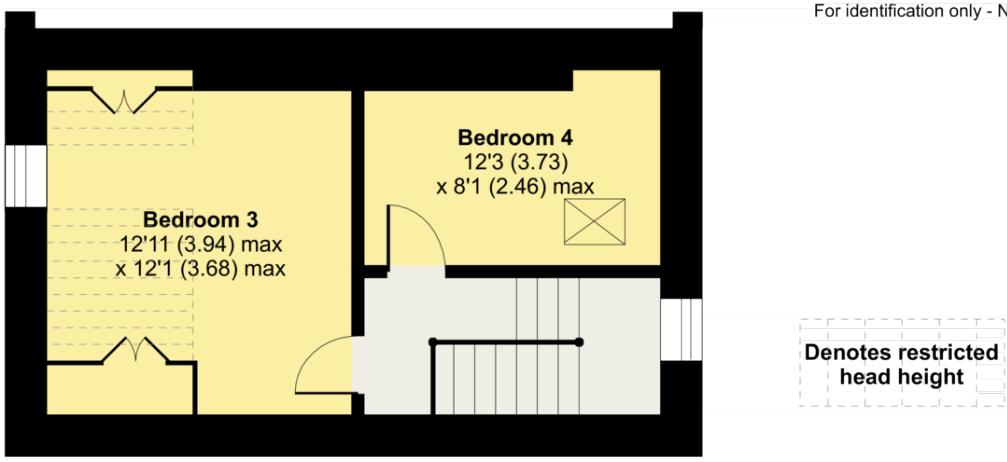
# 3 Little Hills, Keswick

Approximate Area = 1176 sq ft / 109.2 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Total = 1242 sq ft / 115.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2023.

Produced for Hackney & Leigh. REF: 959897

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