



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 waking 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

Property Reference: KW0243



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



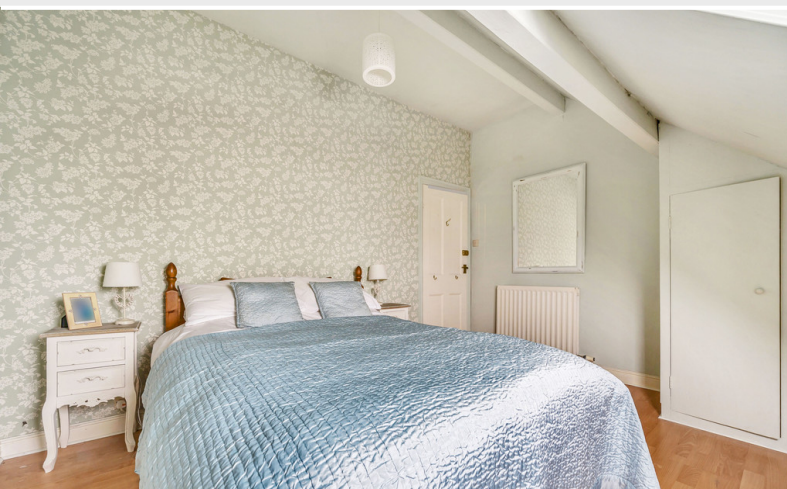
Kitchen



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
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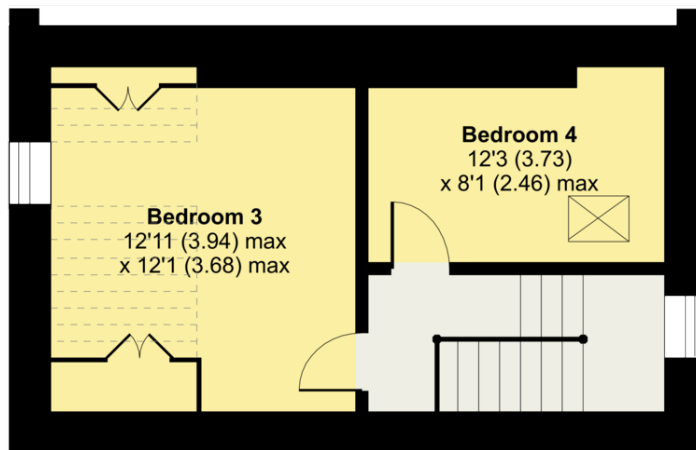
3 Little Hills, Keswick

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

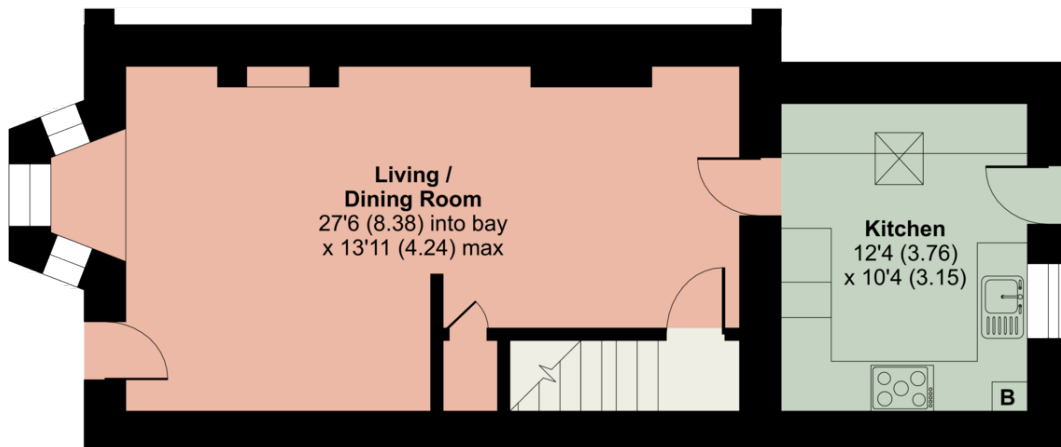


Denotes restricted
head height

SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023.
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