

Keswick

Offers in the region of **£425,000**

18 Wordsworth Street, Keswick, Cumbria, CA12 4BZ

A substantial three bedroom period terrace house most conveniently situated on a side street close to Keswick town centre and equally suitable as a primary home, second home or for lucrative holiday letting.

Quick Overview

Substantial period terrace house
Convenient side street location close to
Keswick town centre
Three bedrooms
Two bath / shower rooms
Living room and sitting room
Fitted dining kitchen and spacious utility room
Forecourt and rear block paved courtyard
garden with on-site parking space
Equally suitable as a primary home, second
home or for lucrative holiday letting



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Superfast
80 Mbps



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Property Reference: KW0289



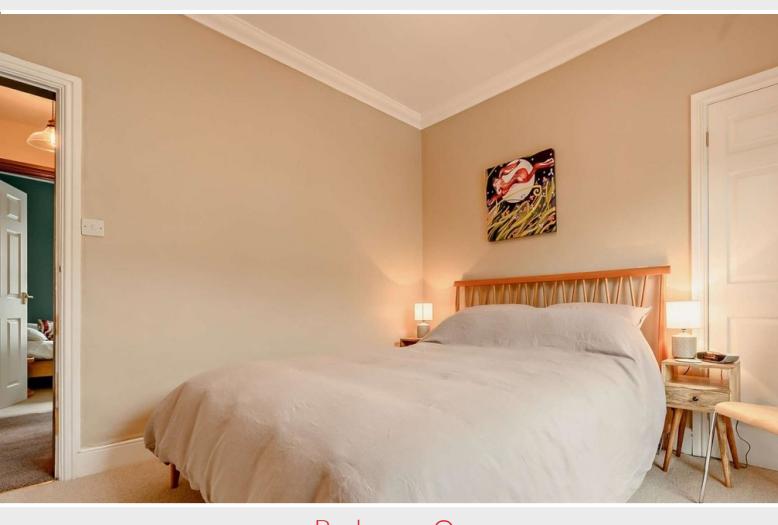
Sitting Room



Living Room



Kitchen



Bedroom One

Accommodation

Ground Floor:

Entrance Hall With radiator.

Living Room 12' 1" x 11' 0" (3.68m x 3.35m) With radiator, built in chimney side shelving.

Sitting Room 16' 2" x 12' 6" (4.93m x 3.81m) With fireplace including tiled inlay, timber surround and inset gas fire, radiator, under stairs cupboard.

Kitchen 16' 11" x 6' 7" (5.16m x 2.01m) With fitted base and wall units, sink unit with mixer tap, extractor unit, breakfast bar, radiator, Worcester gas boiler, external door.

Utility Room With plumbing for washing machine, radiator.

First Floor:

Landing With radiator.

Bedroom One 11' 1" x 10' 11" (3.38m x 3.33m) With radiator, built in cupboard.

Bedroom Two 9' 8" x 9' 4" (2.95m x 2.84m) With radiator, built in cupboards and dressing table.

Shower Room With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

Bedroom Three or Study 11' 2" x 6' 4" (3.4m x 1.93m) With radiator, built in cupboard.

Bathroom With WC, wash hand basin, bath with shower attachment, ceramic wall tiling, radiator.

Outside: Small front forecourt, self-contained block paved rear courtyard garden with vehicular access and parking space, shrubbed borders, timber-built store.

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

Tenure Freehold.

Council Tax Band D.

Viewing By appointment with Hackney and Leigh's Keswick office.

Directions From Keswick town centre proceed onto Penrith Road and turn right immediately after Greta Street onto Wordsworth Street.

Price Offers in the region of £425,000.

Anti Money Laundering: 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 (inc. 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).



View

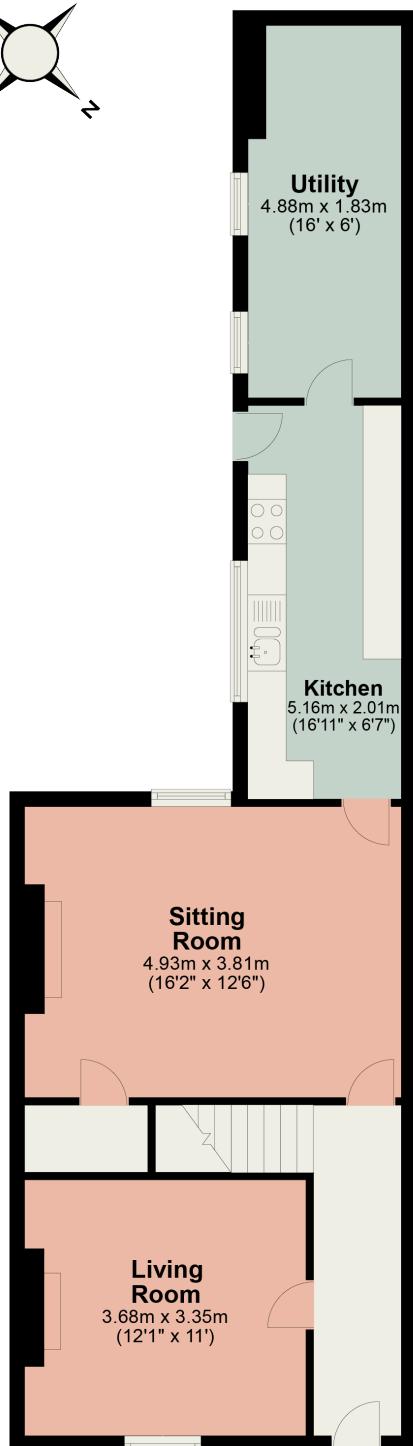
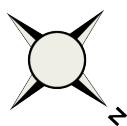


Rear Courtyard

18 Wordsworth Street, Keswick, CA12 4BZ

Total area: approx. 109.9 sq. metres (1182.9 sq. feet)

For illustrative purposes only. Not to scale. REF: KW0289



Ground Floor



First Floor

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/08/2023.

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