



## Keswick

Offers in the region of **£495,000**

Three Oaks, Browfoot, Penrith Road, Keswick, CA12 4LQ

A most appealing generously extended cottage style semi-detached house most conveniently situated approximately half a mile from Keswick town centre and providing immaculately presented accommodation with a direct front outlook to Latrigg fell. Internal viewing is highly recommended.

### Quick Overview

Most appealing cottage style period semi-detached house

Generously extended and immaculately presented accommodation

Approximately half a mile from Keswick town centre

Pleasant front outlook to Latrigg fell

Two double bedrooms

Large open plan living / dining room

Fitted kitchen and utility room

Luxury bathroom

Front forecourt parking

Delightful landscaped rear garden

Property Reference: KW0337



2



2



1



C



Superfast  
62 Mbps



3



Open Plan Living / Dining Room



Open Plan Living / Dining Room



Open Plan Living / Dining Room



Open Plan Living / Dining Room

## Accommodation

### Ground Floor:

#### Entrance Porch

#### Entrance Hall

With radiator, under stairs cupboard.

#### Open Plan Living / Dining Room 33' 1" x 13' 0" max (10.06m x 3.96m)

With front and rear windows, part vaulted ceiling, roof windows, recessed fireplace including multi-fuel stove, two radiators, side patio door leading to the landscaped rear garden.

#### WC

With WC and wash hand basin.

#### Kitchen 10' 2" x 10' 0" (3.1m x 3.05m)

With fitted base and wall units, sink with mixer tap, integrated dishwasher, oven, hob and extractor unit. Radiator.

#### Utility Room

With plumbing for washing machine, external door.

### First Floor:

#### Landing

#### Bedroom One 13' 11" max x 13' 0" max (4.24m x 3.96m)

With radiator, built in cupboard.

#### Bedroom Two 9' 10" x 9' 10" (3m x 3m)

With radiator.



Open Plan Living / Dining Room



Open Plan Living / Dining Room



Kitchen



Kitchen



Bedroom One



Bedroom Two

### Bathroom

With WC, wash hand basin, corner bath with shower over, ceramic wall tiling, heated towel rail.

### Outside:

Front forecourt providing on-site parking spaces, side pathway, delightful landscaped rear garden comprising paved patio, lawn with stocked and shrubbed borders, mature boundary hedges.

### 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 the property is situated on the right in the row of houses situated immediately after the entrance to Browfoot.

### Price

Offers in the region of £495,000



Bathroom



Rear Garden



Rear Garden



View

Request a Viewing Online or Call 01768 741741

# Meet the Team

## Nick Elgey

Sales Manager

Tel: 017687 41741  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



## Simon Bennett

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Jane Irving

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Amy Robinson

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Helen Holt

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Steve Hodgson

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



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**



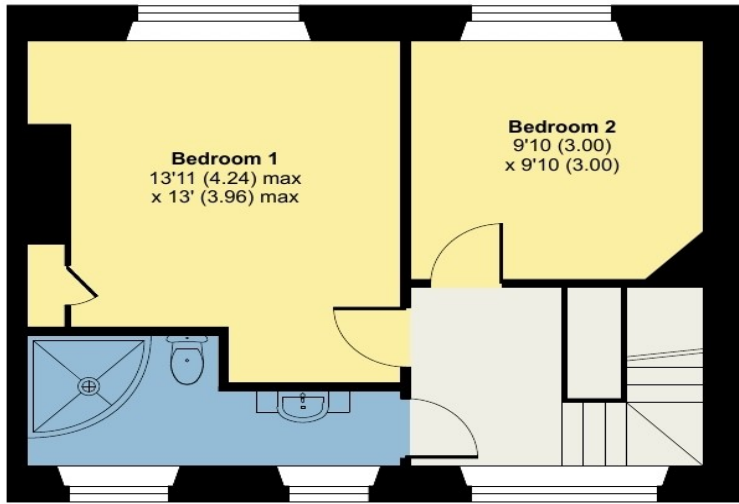
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

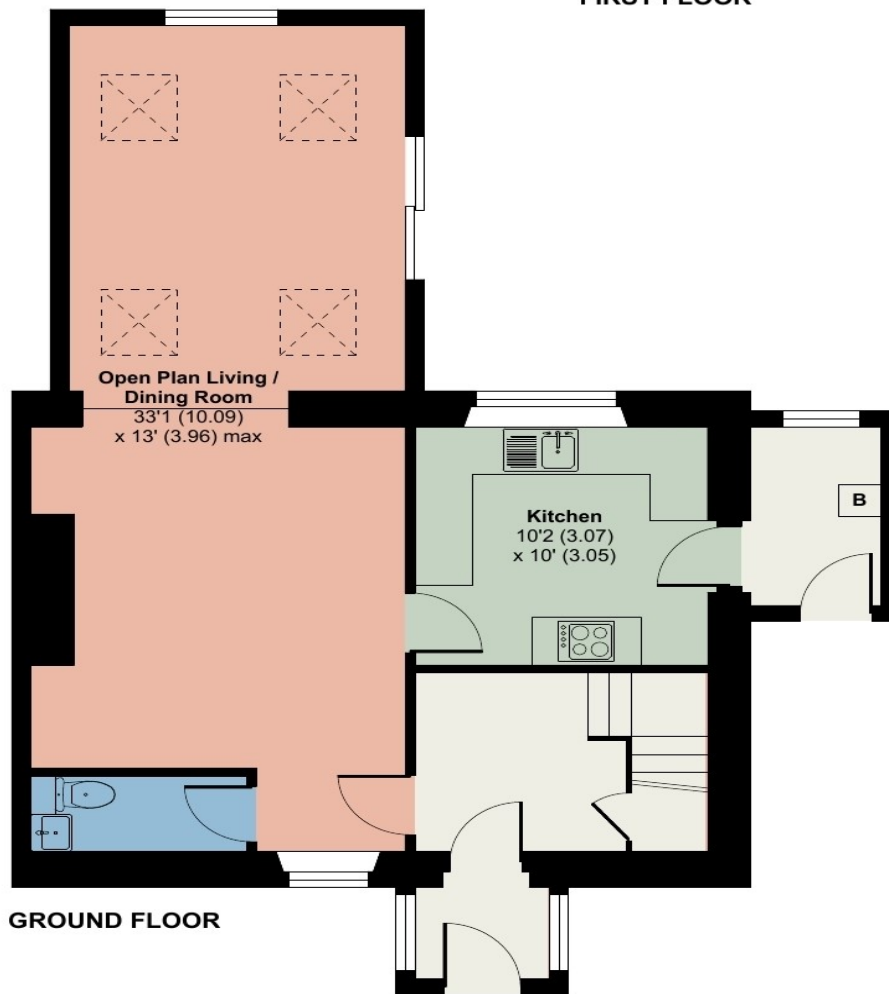
# Three Oaks, Browfoot, Keswick, CA12 4LQ

Approximate Area = 1105 sq ft / 102.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1100623

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 22/03/2024.

Request a Viewing Online or Call 01768 741741