



# Keswick

Offers in the region of **£425,000**

12 Cross Street, Keswick, Cumbria, CA12 4DE

A modern three bedroom semi detached house most conveniently situated on a pleasant side street located under half a mile from Keswick town centre and equally suitable as a primary home, second home or for lucrative holiday letting.

## Quick Overview

- Modern three storey semi detached house
- Pleasant side street location
- Easy walking distance to Keswick town centre
- Three bedrooms
- Two bath / shower rooms
- Open plan living room and dining kitchen
- Small south facing external patio
- Allocated parking space
- No local occupancy restriction
- Ideal primary home, second home or for lucrative holiday letting



3



3



2



C



Superfast  
80Mbps



1

Property Reference: KW0340



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator, built in cupboard.

#### WC

With WC and wash hand basin.

#### Open Plan Living Room / Dining Kitchen 27' 8" max x 16' 5" max (8.43m x 5m)

With two radiators, electric fire, fitted base and wall units, sink with mixer tap, integrated double oven, hob, extractor unit, dish washer, fridge, freezer, built in cupboard, external rear patio door.

### First Floor:

#### Landing

With radiator.

#### Bedroom One 10' 8" x 10' 3" (3.25m x 3.12m)

With radiator.

#### En-suite Shower Room

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

#### Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail, plumbing for washing machine, built in cupboard with gas boiler.



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

## Second Floor:

### Landing

With radiator.

### Bedroom Two 14' 7" x 9' (4.44m x 2.74m)

With radiator, built in storage cupboards.

### Bedroom Three 10' 6" x 8' 10" (3.2m x 2.69m)

With radiator, roof window.

### Outside:

Small south facing rear patio. Allocated parking space.

### Services

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

### Tenure

Freehold.

### Council Tax

Band C.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed onto Penrith Road then turn right immediately after Greta Street onto Wordsworth Street. Proceed to the end of Wordsworth Street and turn left onto Cross Street where the property is situated on the right.

### Price

Offers in the region of £425,000.



Open Plan Living Room / Dining Kitchen



Bedroom One



Bedroom Two



Patio

# Meet the Team

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# 12 Cross Street, Keswick

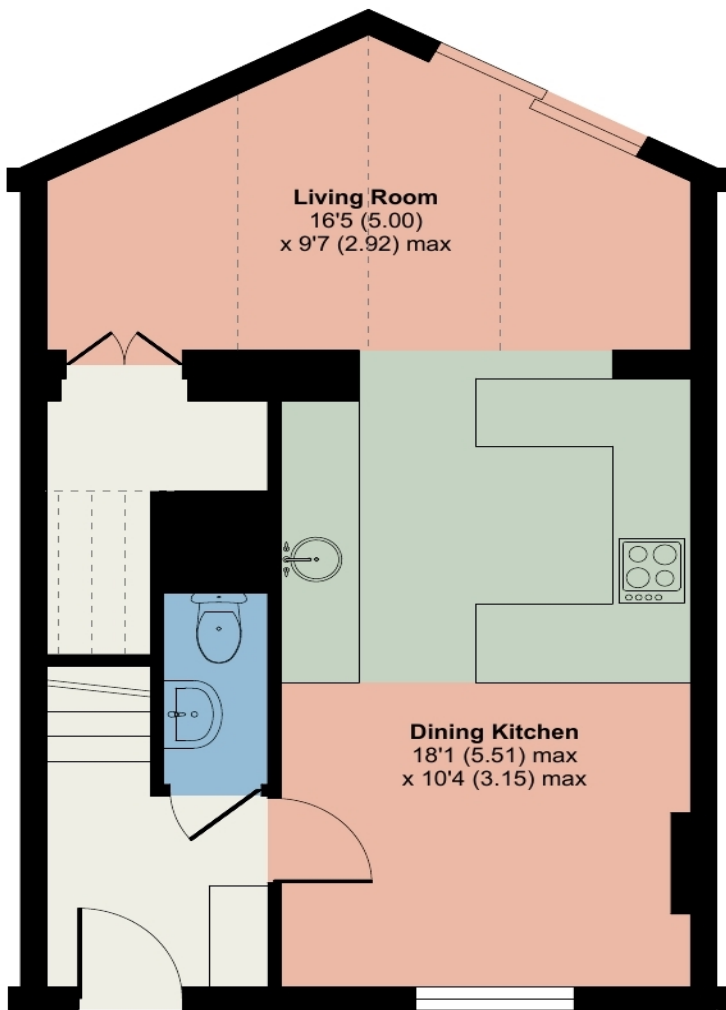
Approximate Area = 973 sq ft / 90.3 sq m

Limited Use Area(s) = 56 sq ft / 5.2 sq m

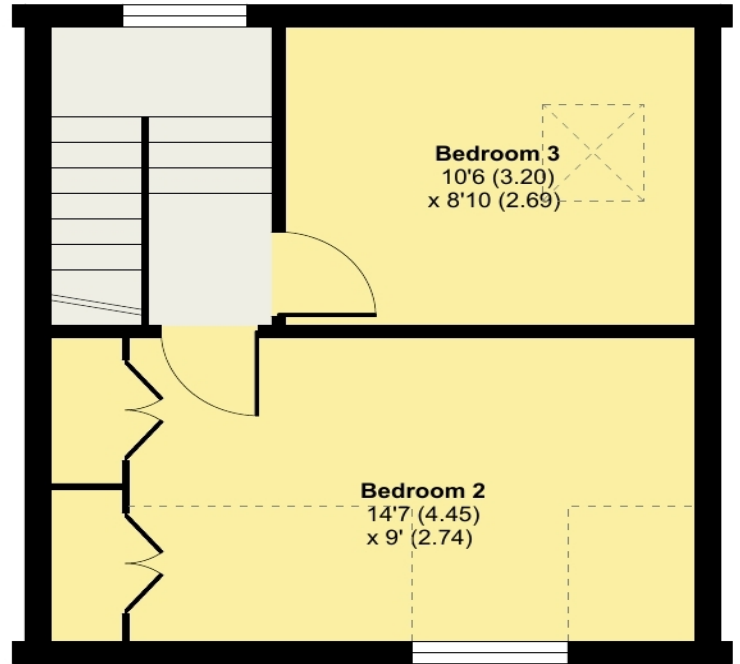
Total = 1029 sq ft / 95.5 sq m

For identification only - Not to scale

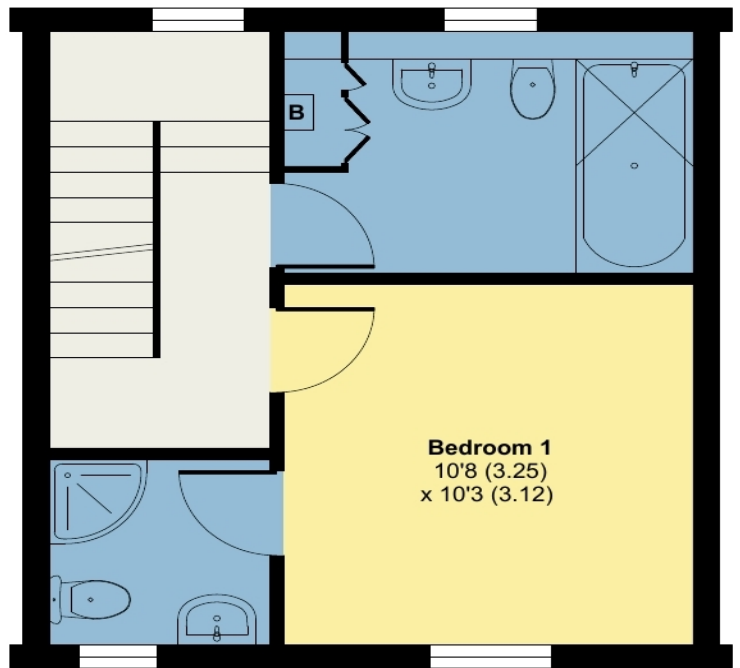
Denotes restricted  
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Hackney & Leigh. REF: 1104180

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