



## Keswick

Offers in the region of £330,000

52 Wordsworth Street, Keswick, Cumbria, CA12 4BZ

A three bedroom period terrace house most conveniently situated on a pleasant side street close to Keswick town centre. Upgrading of the accommodation is required.

### Quick Overview

Convenient side street location close to Keswick town centre

Three bedrooms

Living room and sitting room

Forecourt and rear courtyard

Upgrading of the accommodation required



3



1



2



D



Superfast  
80Mbps



On Street

Property Reference: KW0345





Living Room



Sitting Room



Kitchen



Bedroom One

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator.

#### Living Room 12' 7" x 11' 5" max (3.84m x 3.48m)

With fitted gas fire, radiator.

#### Sitting Room 12' 7" x 11' 9" max (3.84m x 3.58m)

With fitted gas fire, radiator, built in cupboard, under stairs cupboard.

#### Kitchen 10' 0" x 6' 2" (3.05m x 1.88m)

With fitted base and wall units, sink with mixer tap, external door.

### First Floor:

#### Landing

#### Bedroom One 12' 2" x 8' 11" (3.71m x 2.72m)

With radiator, built in wardrobe, period fireplace.

#### Bedroom Two 12' 7" x 8' 0" max (3.84m x 2.44m)

With radiator.

#### Bedroom Three 14' 0" max x 6' 8" (4.27m x 2.03m)

With radiator.

#### Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator, built in airing cupboard.

### Outside:

Front forecourt, rear yard with pedestrian access and external 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 then turn right immediately after Greta Street onto Wordsworth Street.

### Price

Offers in the region of £330,000 are invited for consideration.

### Anti-Money Laundering Regulations (AML)

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 (incl. 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).





Sitting Room



Living Room



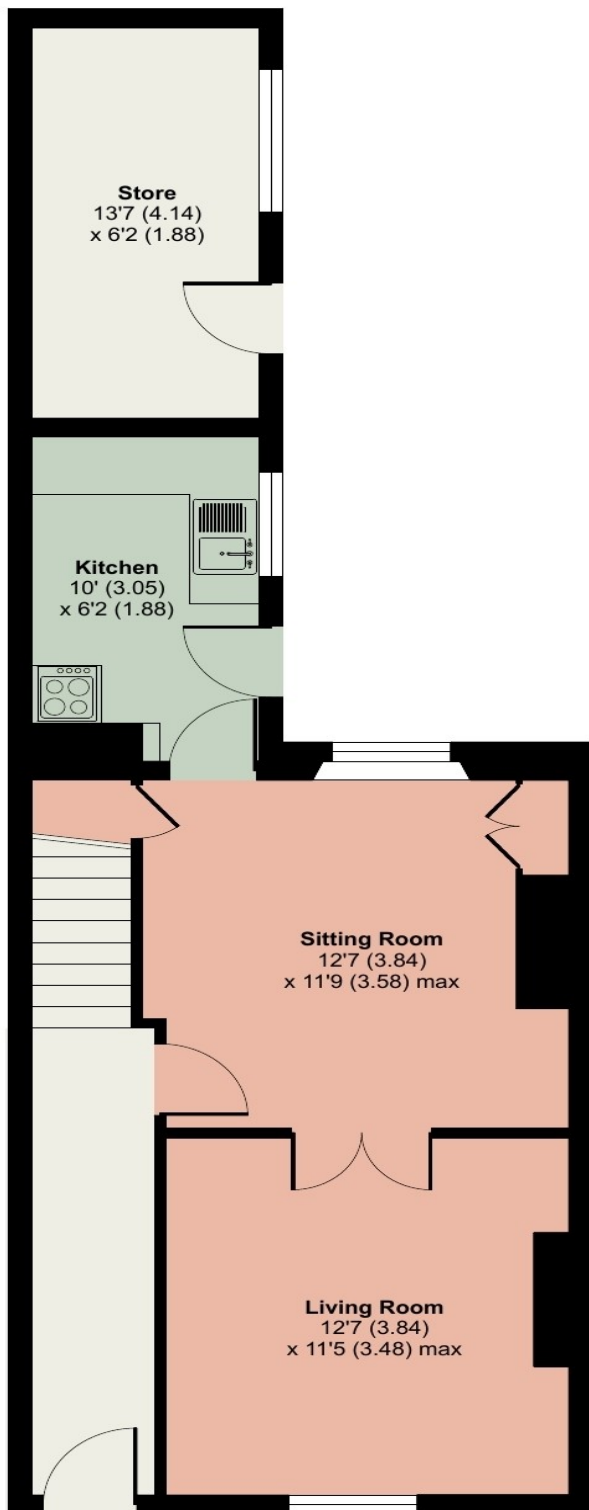
# 52 Wordsworth Street, Keswick

Approximate Area = 928 sq ft / 86.2 sq m

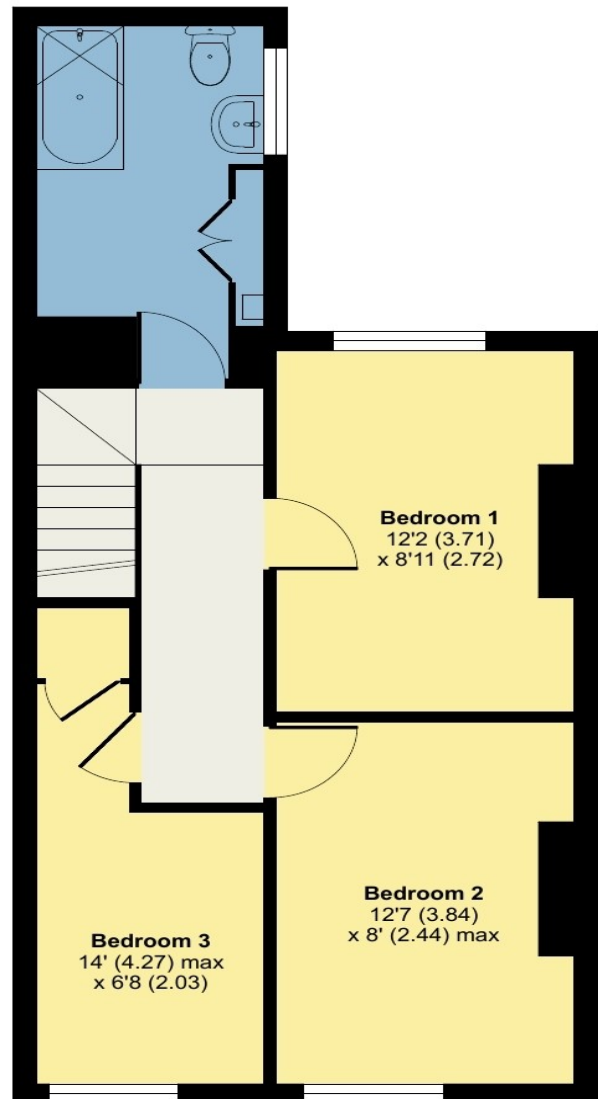
Outbuilding = 89 sq ft / 8.2 sq m

Total = 1017 sq ft / 94.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Hackney & Leigh. REF: 1108506

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