

Keswick

Kitty Riggs, 1 Little Hills, Keswick, Cumbria, CA12 5DH

A most appealing cottage style four bedroom period end 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 walking 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.



4



1



2



E



Superfast
80 Mbps

Offers Over £450,000

Quick Overview

Most appealing cottage style period end 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

Delightful mature cottage garden

Equally suitable as a primary home, second home or for lucrative holiday letting.

Property Reference: KW0361



Living Room



Living Room



Dining Room



Kitchen

Accommodation

Ground Floor:

Entrance Porch

Kitchen

With fitted base and wall units including pelmet lighting, double sink with mixer tap, integrated oven, hob and extractor unit, radiator.

Dining Room

With stove style gas fire, radiator, under stairs cupboard, open plan to

Living Room

With bay window overlooking the garden, multi fuel stove, radiator, external door to enclosed porch and adjoining garden.

Entrance Porch

With inner door and external door to the garden.

First Floor:

Landing

With built in cupboard including plumbing for washing machine.

Bedroom One

With radiator.

Bedroom Two

With radiator, built in cupboards.

Bathroom

With WC, wash hand basin, bath with shower over. cubicle, ceramic wall tiling.

Second Floor:

Landing

With radiator.

Bedroom Three

With wall and roof window, radiator.

Bedroom Four

With roof window, radiator, plumbing provided for adapting the room as a bathroom or shower room.

Outside:

Paved courtyard, external store with cold water tap, electric light and power, delightfully mature adjoining garden with patio, established trees, mature stocked and shrubbed borders. The neighbouring properties have a pedestrian right of way.

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 the pedestrianised section of Lake Road and Little Hills is a side street located behind the famous George Fisher store.

Price

Offers over £450,000 are invited for consideration.



Bedroom One



Bedroom Three



Garden



Setting

Little Hills, Keswick



Total floor area 124.7 m² (1,343 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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 17/05/2024.

Request a Viewing Online or Call 01768 741741