



## Keswick

Offers in the region of £395,000

60 The Headlands, Keswick, Cumbria, CA12 5EJ

A most conveniently situated three bedroom semi-detached house occupying an extensive site on a tranquil cul de sac in Keswick town centre. We are advised that no local occupancy conditions apply.

### Quick Overview

- Semi-detached house
- No local occupancy condition
- Cul de sac location in Keswick town centre
- Extensive site
- Three bedrooms
- Fitted dining kitchen
- Front garden and expansive rear garden
- Detached garage and on-site parking



3



1



1



C



Ultrafast  
Broadband  
Available



2

Property Reference: KW0509





Living Room



Living Room



Kitchen



Kitchen

## Accommodation

### Ground Floor:

#### Entrance Vestibule

With radiator.

#### Living Room

With radiator, contemporary electric fire.

#### Dining Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob and extractor unit, plumbing for washing machine, radiator, walk in cupboard.

#### Rear Porch

With two external doors.

### First Floor:

#### Landing

#### Bedroom One

With radiator, range of fitted bedroom furniture.

#### Bedroom Two

With radiator.

#### Bedroom Three

With radiator.

#### Bathroom

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

### Outside:

Front and rear gardens with shrubs, rear paved patio and decking, rear on-site parking space and detached garage.





Living Room



Kitchen





Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### Services

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

### Tenure

Freehold.

### Council Tax

Band C.

### Local Occupancy Condition

We are advised that no local occupancy condition is applicable to the property.

### Directions

From Main Street in Keswick town centre proceed to the mini roundabout by the Coop and turn left then bear right onto The Headlands by Booths Supermarket. Continue ahead and take the first turn on the left. The property is situated in the row of houses on the left.

### What3words

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### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Price

Offers in the region of £395,000.

### 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).





Front Garden



Rear Garden





Rear Elevation



Garage and Parking

Request a Viewing Online or Call 01768 741741



## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 741741** or request online.



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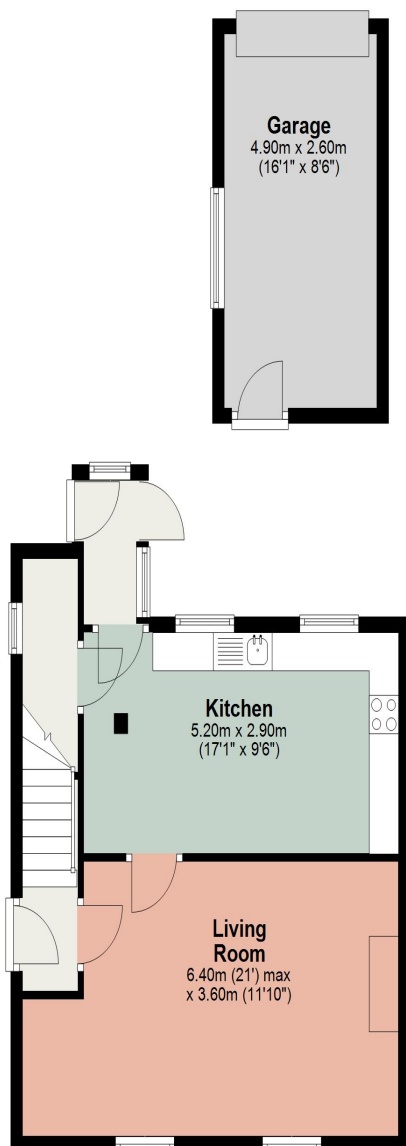


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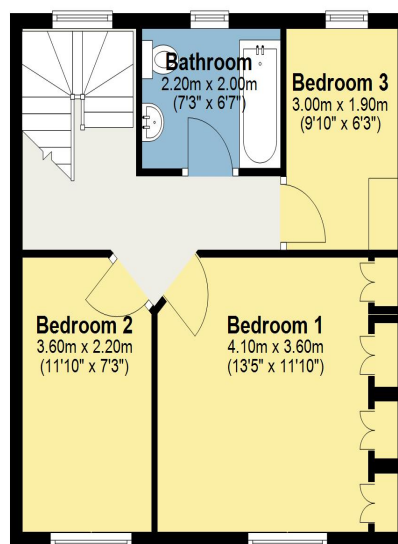
## Ground Floor

Approx. 57.2 sq. metres (615.8 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 99.7 sq. metres (1073.3 sq. feet)

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. REF: Plan produced using PlanUp.

**60 The Headlands, Keswick**

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Request a Viewing Online or Call 01768 741741