

59 TRINITY WAY,
KESWICK

Edwin
Thompson



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59 Trinity Way, KESWICK, Cumbria, CA12 4HZ

Brief Résumé

Well-presented and deceptively spacious mid terrace three bed roomed house with garden in a popular residential area. Benefitting from gas central heating, double glazing, and parking. Local occupancy clause applies.

Description

This property is a must see. Internally, it's very well presented and provides spacious family accommodation which includes three double bedrooms, good size kitchen/diner and lounge. Outside to the rear is a pleasant garden space, and to the front of the property there is a driveway and small garden.

This is a popular residential area within easy walking distance of Keswick town centre with its wide range of local amenities, and the property is also close to St Herbert's Primary School and within the catchment area of the highly regarded Keswick Secondary School.

Edwin Thompson thoroughly recommends internal viewing of this property to appreciate both its location and size.



Accommodation:

Ground Floor

Entrance Hallway

Entrance door. leading to Cloakroom, Kitchen/Diner, Lounge and staircase to first floor. Radiator. Large understairs storage area.

Kitchen

UPVC window looking to the front of the property with views of Latrigg Fell. Full range of contemporary fitted wall and base units with contrasting work surface. Single bowl sink and drainer. Space for washing machine. Free standing cooker and hob. Space for dining table. Wood effect flooring. Radiator.

Lounge

UPVC patio door leading to back garden. UPVC full length window. Two radiator. Door to large storage cupboard.

Cloakroom/WC

WC and wash hand basin. UPVC window. Baxi combination gas boiler.



First Floor

Landing

Access to all upper floor rooms.

Bedroom One

Large double bedroom. UPVC full length window facing the rear. Radiator. Fitted wardrobes.

Bedroom Two

Double room. UPVC window full length window facing the front. Radiator.

Bedroom Three

Double room. UPVC window facing the rear. Radiator. Fitted wardrobes. Loft access.

Bathroom

UPVC window. Three-piece suite comprising WC, washbasin and corner bath with Triton electric shower above. Radiator. Laminate flooring.

Outside

To the front is a concrete driveway with paved path leading to the front door. To the side of the path is an area of lawn with seating. Next to the front door is a small outside storage cupboard. To the back there is a garden, laid to lawn with low wooden fencing, bordered with mature shrubs. Gate leading to communal green. Door to integrated shed.



Services

Mains gas, water, electricity, and drainage all connected. Gas central heating and hot water fired by the boiler located in the downstairs cloakroom.

Tenure

Freehold.

Agent's Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited. 59 Trinity Way is subject to a Local Occupancy Clause.

Council Tax

Edwin Thompson is advised by our client and identifies the property to be within "Band B". The Cumberland Council website quotes the total council tax for 2023/24 as £1665.12.

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.



Mobile phone and Broadband services

		CA12 4HZ Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✓	✓	✓	✓
	Outdoor	✓	✓	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website



		CA12 4HZ Broadband
FTTH/FTTP		✗
Ultrafast Broadband (>=100 Mbps)		✗
Superfast Broadband (>24 Mbps)		✓
Fibre (FTTC or FTTH or Cable or G.Fast)		✓
Wireless		✓
LLU		✓
ADSL2+		✓
ADSL		✓

↓ Download: 24.5 Mbps

↑ Upload: 7.7 Mbps

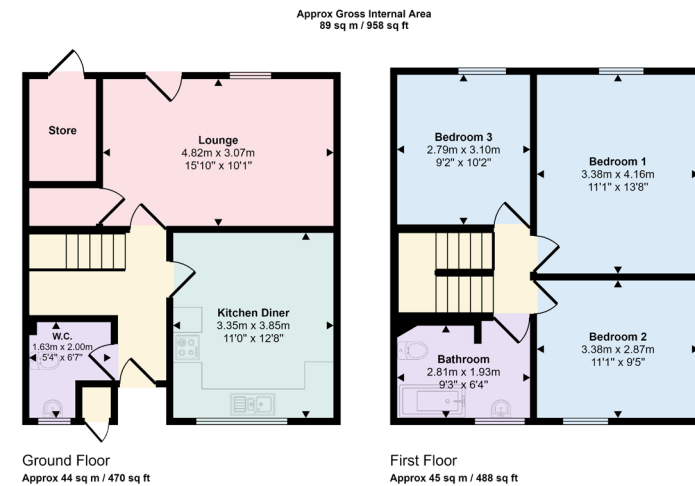
*Information provided by the thinkbroadband.com website.

REF: K3401725





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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