

16 THE CRESCENT,
KESWICK

Edwin
Thompson



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16 The Crescent,

KESWICK, Cumbria, CA12 5HB

Brief Résumé

Three bedroom end terrace house with good size garden and stunning views. In need of modernisation. Must be seen to appreciate the location and potential. Local Occupancy Clause Applies.

Description

16 The Crescent is situated in the heart of Keswick, sitting slightly elevated and able to enjoy the stunning views of Skiddaw, Latrigg and beyond. With in easy walking distance of all the local amenities, and great for the primary and secondary schools. The property is perfectly positioned on the end of a terrace and has gardens to the front, side and rear.

The property sits in the popular residential area of The Headlands and benefits from a residents parking permit scheme. A pathway takes you from the Headlands, through a wooden gate and up to the front door, entering a small entrance hall. From here, there is a staircase to the first floor and a door enters a light, bright and airy lounge with two large windows facing the rear garden. This room has ample space for sofa's, dining table and chairs. A further door takes you through to the kitchen where you are greeted with lovely views of the fells. To the left of the kitchen is the bathroom with bath, shower and airing cupboard storage. To the right of the kitchen is an inner hall that gives access to a WC and door to the front garden.



The staircase from the entrance hall turns on the half landing and features a large picture window looking over the roof tops and the fells beyond. Bedrooms one and two are good size doubles, one looking to the rear and one to the front, again, with fabulous views. The third bedroom is a good size single and looks to the rear of the property. The gardens are encased by mature hedging and wrap around the property to provide privacy and colour. The property benefits from double glazing and gas central heating.

What3words ///appoints.ranted.evolving

Accommodation:

Entrance

Entrance to the front door is via a path from the side garden.

Entrance Porch

Staircase to first floor. Radiator. Door to:

Lounge

Two large windows facing the rear garden letting in an abundance of natural light. Chimney breast. Two radiators. Space for dining table and chairs. Door to:

Kitchen

Window facing the front with views. Base and draw units with work tops. Stainless steel single bowl sink and drainer. Space for cooker. Space for fridge/freezer. Door to pantry with window and shelving. Door to understairs storage. Radiator. Sliding door to bathroom and door to rear hallway.



Bathroom

Bath with shower above. Wash hand basin. Part tiled. Window to front. Built in cupboard with plumbing for washing machine, storage above.

Inner Hallway

Space to hang coats. Door to front garden. Door to:

Cloak Room

WC. Radiator. Window to side.

Stairs to First Floor

Landing

Window on the half landing with stunning views of the local fell range. Access to all bedrooms.

Bedroom One

Large double bedroom. Large window to rear. Radiator.

Bedroom Two

Double bedroom. Window to front with views. Radiator. Airing cupboard housing Baxi combination boiler and storage above. Loft hatch.

Bedroom Three

Single bedroom. Window to rear.

Outside

Mature hedging borders the garden from the rear, along the side and to the front, with some wooden fencing forming the rest. Concrete seating area with fabulous views of the local fell range. The garden is generous in size and mostly laid to lawn. There is access on to The Headlands from the gate at the bottom of the front garden or the gate to the side garden.



Services

Mains drainage, electric, gas and water. Heating and hot water provided by a combination boiler located in the airing cupboard.

Tenure

Freehold

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Local Occupancy Clause Applies. A buyer must have lived and OR worked in the area for the last three years. The area is with in the National Park boundary.

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band C. 2024/2025 is £2124.34 per annum.

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 4TH 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 4TH 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: 55.0 Mbps

↑ Upload: 28.3 Mbps

*Information provided by the thinkbroadband.com website.

Based on using BT BROADBAND ONLY

REF: K3556543





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		



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