

Edwin  
Thompson



34 ESKIN STREET

Keswick, Cumbria  
CA12 4DG

## Brief Résumé

Delightful two-bedroom end of terrace house. Situated in a popular residential area. Within easy walking distance of Keswick town centre, with its vibrant restaurant, bar and café scene. The property benefits from gas central heating and a private parking space.

## Description

34 Eskin Street can be found within a popular residential area of Keswick, with easy walking distance of the town centre and a short walk to Derwentwater Lake and the famous Theatre by The Lake. Located to the end of Eskin Street and opposite the bakery the property is perfectly located to reach all aspects of the town.



As you approach the property, the front door is located from the pavement on Eskin Street. Entering a small entrance porch with a door opening to a cosy sitting room with a window to the front and large understairs cupboard. From the sitting room you can access the kitchen with a full range of wall and base units and space for a table and chairs. A window from here looks to the rear of the property. A door from the kitchen opens the rear hall with access to the rear of the property and the parking space. To the first floor there are two double bedrooms. Bedroom one looks to the front aspect with bedroom two looking to the rear with views of Latrigg and useful built in cupboards. The bathroom with bath and shower over completes the property.



To the rear of the property is a small open, outside store. Space to have a bench for seating and an allocated parking space.

What3words://workroom.kilowatt.tribal

## Accommodation:

### Entrance

Entrance to the front door from Eskin Street.

### Entrance Hall

Space to hang coats. Door to:





#### Sitting Room

Lovely cosy room with window to front aspect. Electric coal flame effect fire to wall with wood surround. Radiator. Door to understairs cupboard. Door to:

#### Kitchen

Full range of wall and base units. Single bowl sink and drainer. Space for cooker and hob, dishwasher and fridge/freezer. Tile splashbacks. Window to rear aspect. Wall mounted Worcester gas boiler. Space for dining table and chairs. Door to:

#### Rear Hallway

Door to rear access. Radiator. Staircase to first floor.

#### Stairs to First Floor

#### Landing

Loft Access. Access to all bedrooms.

#### Bedroom One

Double bedroom. Window looking to the front. Radiator.

#### Bedroom Two

Double or twin bedroom. Window to rear with views. Radiator. Door to airing cupboard housing hot water tank. Door to further cupboard with hanging rail.

#### Bathroom

Bath with Mira electric shower. WC. Wash hand basin. Part tiled to walls. Extractor fan. Radiator.

#### Outside

There is parking to the rear of the property for one car. Small open outside store. Space for a bench for seating.

#### Services

Mains drainage, electric, gas and water. Heating is provided by Worcester gas boiler wall mounted in the kitchen. Water provided by hot water cylinder located in a cupboard in bedroom two.

#### Tenure

Freehold

#### Agent's Note

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

#### Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band C. 2025/2026 is £2221.36 per annum.

#### Offers

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



## Mobile phone and Broadband services

### CA12 4DG Mobile Signal

		Voice	3G	4G	5G
Provider	Location				
Three	Indoor	✓	✗	✓	✗
	Outdoor	✓	✗	✓	✗
Vodafone	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good coverage

○ You may experience some problems

✗ No coverage

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

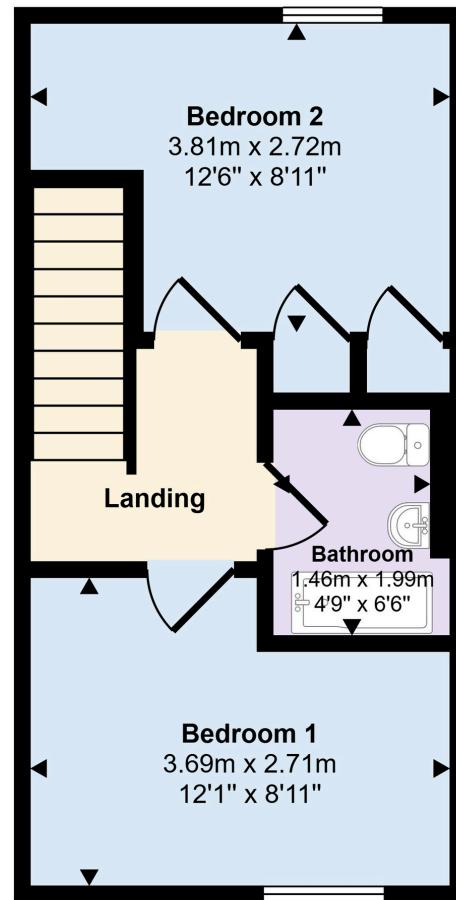
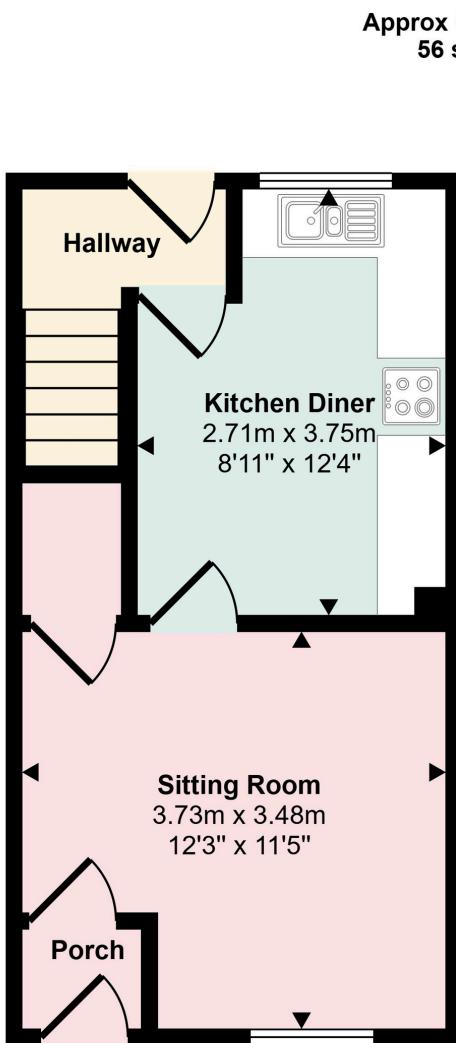
CA12 4DG Broadband	
FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or <u>G.Fast</u> )	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

Average in CA12 4DG in the last 12 months:

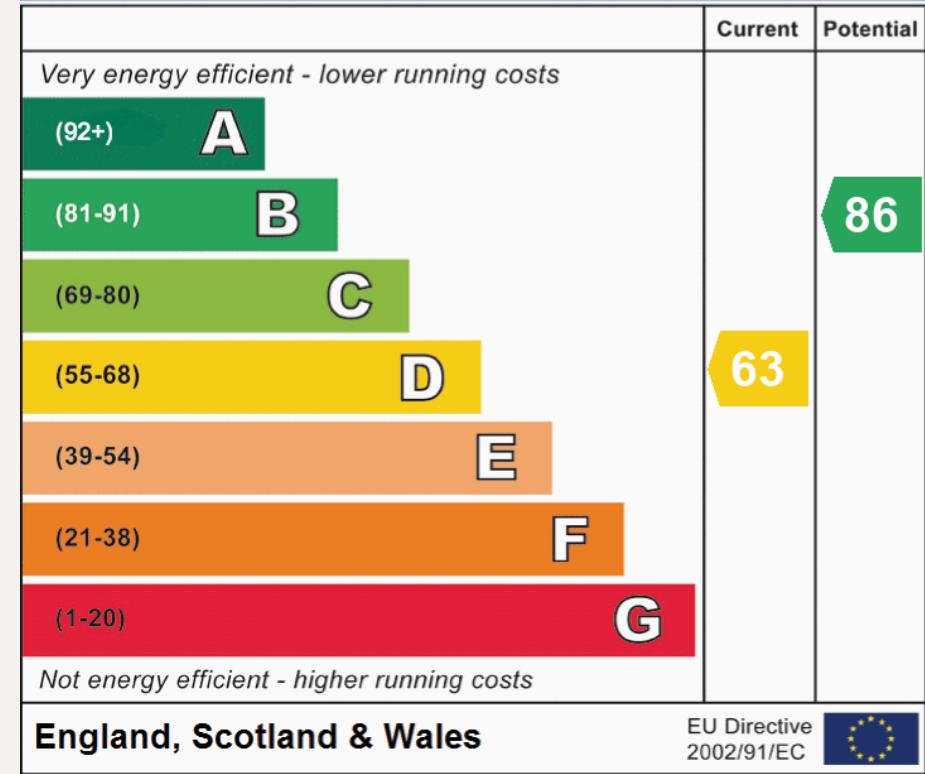
⬇️ Download: 167.1 Mbps

⬆️ Upload: 89.0 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website. Based on using FIBRUS as a provider ONLY



## Energy Efficiency Rating



oorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate. Responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.