
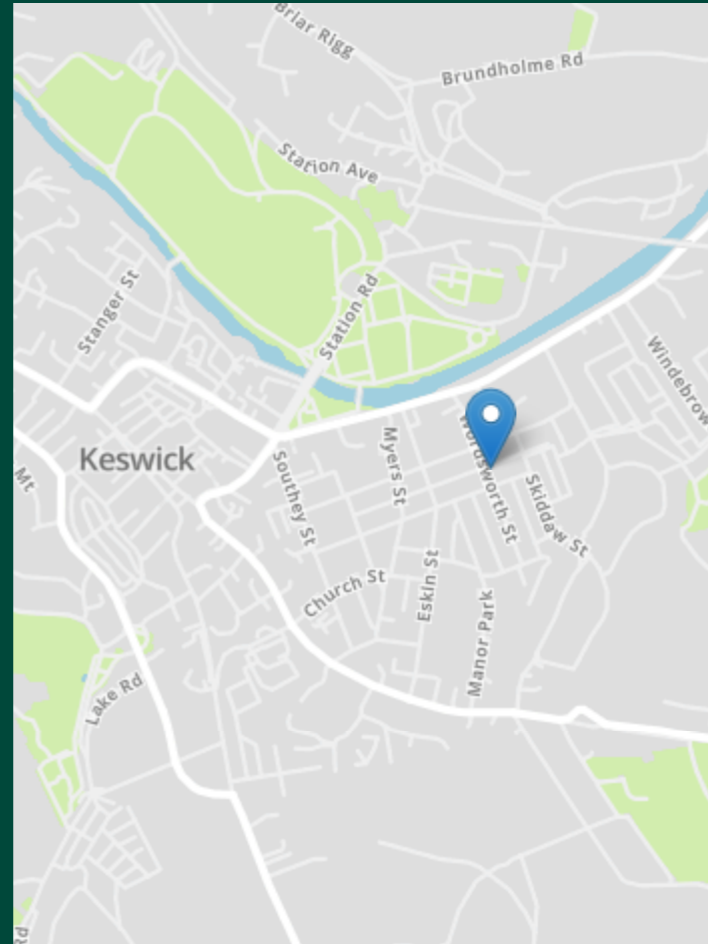


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	36	80
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





Floor 0



Floor 1



Floor 2



**Approximate total area\***  
1199.25 ft<sup>2</sup>  
111.41 m<sup>2</sup>

**Reduced headroom**  
55.49 ft<sup>2</sup>  
5.15 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


## 19 Wordsworth Street, Keswick, Cumbria, CA12 4DA

- End Terrace
- EPC Rating F
- 4 Bedrooms
- Fell Views
- Tenure - Freehold
- Town Centre
- Council Tax Band - D

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## LOCATION

Wordsworth Street is located close to the centre of Keswick, and therefore conveniently positioned for access to the towns excellent amenities including shops, pubs, cinema and the Theatre by The Lake. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15 miles).

## PROPERTY DESCRIPTION

A lovely four bedroom end terraced property located within walking distance of Keswick town centre. In need of some modernisation but with huge potential as a primary/second home or for investors looking to generate an income from long term or holiday letting.

Accommodation briefly comprises living room, dining room and kitchen to the ground floor with two double bedrooms and a family bathroom to the first floor and two further double bedrooms to the second floor enjoying views towards the surrounding Lakeland fells.

A most appealing property due to the spacious accommodation on offer with viewing highly recommended.

## ACCOMMODATION

### Entrance Vestibule

1.10m x 1.06m (3' 7" x 3' 6") Accessed via uPVC door with part glazed door into:-

### Entrance Hallway

3.49m x 1.09m (11' 5" x 3' 7") Stairs to first floor and a radiator.

### Living Room

4.45m x 3.23m (14' 7" x 10' 7") Large bay window to front aspect, feature fireplace with gas fire and a radiator.

### Dining Room

3.72m x 3.21m (12' 2" x 10' 6") Window to rear aspect, understairs cupboard, feature fireplace with electric fire and a radiator.

### Kitchen

3.67m x 2.24m (12' 0" x 7' 4") Two windows to rear aspect, a range of matching wall and base units with complementary worktop, stainless steel sink and drainer with mixer tap, tiled splashback, gas hob and oven, space for washing machine, space for free standing fridge freezer, radiator and a door to side aspect providing access to the rear yard.

## FIRST FLOOR

### Half Landing

### Bathroom

2.39m x 2.39m (7' 10" x 7' 10") Obscured window to rear aspect, bath with electric shower over, WC, pedestal wash hand basin, radiator, built in storage cupboard and obscured glass panel to the landing.

### Landing

2.65m x 0.96m (8' 8" x 3' 2") Stairs to second floor and a built in storage cupboard.

### Bedroom 1

2.83m x 4.46m (9' 3" x 14' 8") A light and airy double bedroom with dual aspect windows to front and side, built in storage cupboard and a radiator.

### Bedroom 2

3.72m x 2.45m (12' 2" x 8' 0") Window to rear aspect and a radiator.

## SECOND FLOOR

### Landing

3.69m x 1.81m (12' 1" x 5' 11") Window to rear aspect and a loft hatch.

### Bedroom 3

3.67m x 4.43m (12' 0" x 14' 6") Window to front aspect with Lakeland fell views and a radiator.

### Bedroom 4

3.69m x 2.49m (12' 1" x 8' 2") Dormer window to rear aspect with views towards the Lakeland fells, feature cast iron fireplace and a radiator.

## EXTERNALLY

### Garden

To the front is a paved area with iron gate and slate stone wall boundary. To the rear is a paved courtyard with slate stone boundary wall providing a private seating area. A number of outhouses provide ample storage and could also be incorporated into the property subject to the necessary planning permission. A wooden gate leads to the side lane.

## ADDITIONAL INFORMATION

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**Viewing:** Through our Keswick office, 017687 74546.

**Directions:** From our office head right onto Southey Street and then second left onto Blencathra Street. Take the third right turning onto Wordsworth Street and the property is a short distance along on the left hand side of the street.

