

58 Lowther Street
Whitehaven
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CA28 7DP

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www.lillingtons-estates.co.uk



3 THURSTON DRIVE, WIGTON, CUMBRIA CA7 9EN
£725 PCM

We love this immaculate modern terrace house, on an attractive new development right in the heart of Wigton with all the local amenities close at hand. This well proportioned stylish property will make a fantastic home and includes an entrance hall, a useful ground floor WC, open plan living accommodation including living room with French doors and a contemporary kitchen/dining room, two first floor double bedrooms and stylish modern bathroom. There is an enclosed rear garden with gated access and two parking spaces to the front.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £725.00 applies.

Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC Band: B

Entrance Hall

A composite front door leads into entrance hall, doors to kitchen, lounge and WC, stairs rising to first floor, radiator.

Ground floor WC

Low level WC, pedestal hand wash basin, radiator, vinyl flooring.

Living room

A lovely open plan room with door to storage cupboard, radiator, uPVC French doors to garden, uPVC window to rear, opening into kitchen.

Kitchen/Dining room

Double glazed uPVC window to front, radiator, space for dining table and chairs. the kitchen area is fitted in a range of units at base and eye level in matt grey with integrated oven, hob and extractor over, one and a half bowl stainless steel sink with mixer tap, integrated fridge/freezer, opening from living room.

Landing

Doors to all rooms, loft access, door to cupboard housing boiler.

Bedroom 1

Radiator, two double glazed uPVC windows to rear, door to built in storage cupboard.

Bedroom 2

Two double glazed uPVC windows to front, radiator.

Bathroom

Panelled bath with mixer tap and hand shower attachment, fitted shower screen, shaver point, hand wash basin with mixer tap, low level WC, chromed heated towel rail, vinyl flooring.

Externally

The property has an enclosed rear garden which is mainly laid to lawn with a patio area. To the front there is parking for two vehicles with path to front door.

Additional Information

Council Tax Band: B

The Ofcom website states (at 30/04/2024) that EE, Three, O2 are limited indoors for voice and data, and likely indoors for Vodafone for voice and data and are all likely for both voice and data outdoors at this address. Currently the property is served by standard broadband (17Mbps), superfast (80Mbps) and ultrafast (100Mbps).

Mains water, sewage, gas and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by Lillingtons on behalf of the landlord.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.

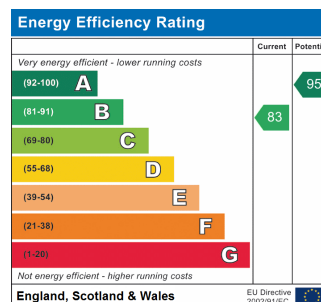
Directions

From Cockermouth take the A595 towards Carlisle passing through Bothel and past Mealsgate and Bolton Low Houses. Take the left turn at Red Dial to Wigton and follow the road into the town, passing the petrol station on the right. Take the 2nd main turning on the right and follow this into Woolner Brook, the new estate. Turn right into Thurston Drive and the property will be located on the left hand side.

To arrange a viewing or to contact the branch, please use the following:

Branch Address:
58 Lowther Street
WhitehavenCA28 7DP

Tel: 01946 590412
whitehaven@lillingtons-estates.co.uk



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.