

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
Website:
www.lillingtons-estates.co.uk



23C MAIN STREET, EGREMONT, CUMBRIA CA22 2DR
RENTAL £550 PCM

This spacious ground floor flat forms part of a former record store and is conveniently located in the centre of Egremont with the supermarket, coffee shops and take-aways all within walking distance and is also conveniently located for access to Whitehaven or Sellafield for work. The property is available immediately and the part furnished accommodation includes a generous open plan living/dining/kitchen, two double bedrooms and a fitted modern shower room. Some external space is included too in the shape of a rear yard.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £550.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band D

Entrance Lobby

A part glazed front door leads into entrance lobby with space for coats, two double glazed windows to front, wood style flooring, modern style door into living room

Living/Dining/Kitchen

23' 0" max x 15' 0" (7.01m x 4.57m) An open plan room split into three areas. The living area includes a double glazed window to front, storage cupboard, electric heater. The dining area has space for dining table and chairs, electric under floor heating. The kitchen area is fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, fitted fridge freezer and space for dishwasher, electric under floor heating, wood style flooring, opening into inner hall

Inner hall

Modern doors lead to rooms, double glazed PVC door to rear yard, built in utility cupboard with fitted washing machine and tumble dryer

Bedroom 1

9' 8" x 8' 10" plus recess (2.95m x 2.69m) Double glazed window to rear, double bed, two wardrobe recesses, electric heater

Bedroom 2

12' 2" x 7' 10" (3.71m x 2.39m) Double glazed window to side

Shower room

Shower enclosure with electric twin head shower unit, wall niches for products, hand wash basin and hidden cistern WC. Extractor fan, electric towel rail, wood effect flooring

Externally

To the rear of the property there is a yard area with an access path leading across the back of a neighbouring dwelling to a shared door onto the street.

Additional Information

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Broadband type & speed: Standard 18Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to July 25' indicates O2 & EE have good service indoors and outside. Vodafone & 3 have Good signal outdoors but variable service indoors.

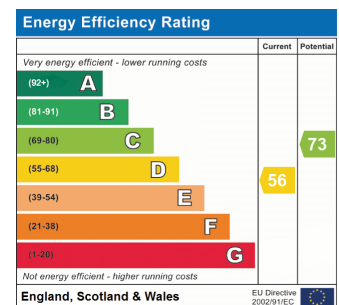
Mains water, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by 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 Whitehaven head south on the A595 passing through Bigrigg and on reaching Egremont cross over the first roundabout. At the next roundabout turn right into Main Street and the property will be located on the left hand side before reaching the Co-op.



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.