

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

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01946 590412  
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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)



**MIREHOUSE, ULLOCK, WORKINGTON, CUMBRIA CA14 4TP  
RENT £1,350 PCM**

This elegant, double fronted cottage is located in the pretty hamlet of Ullock and is perfectly located for access to Cockermouth, Workington and Whitehaven for work opportunities. Offered on a furnished basis with immediate effect, the property includes and entrance porch and hallway, a living room, separate dining room, a farmhouse style kitchen/breakfast room, a utility room plus ground floor WC. To the first floor there are three double bedrooms and a nicely fitted family bathroom. To the second floor there is a useful store room. Parking is available in a shared courtyard at the front.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £1,350.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band E

## Entrance Porch

A part double glazed door leads into porch with windows to three sides and part glazed door to hall

## Entrance Hall

Panelled doors to rooms, staircase rising to first floor, under stairs storage cupboard, arched opening into utility, coved ceiling, dado rail, radiator, wood style flooring

## Living room

12' 0" x 11' 2" (3.66m x 3.40m)

Double glazed window to front, cast iron style fire surround with hearth, ornate coving, double radiator

## Dining room

12' 0" x 11' 0" (3.66m x 3.35m)

Double glazed window to front, fireplace recess, double radiator, wood style flooring

## Kitchen/Breakfast room

12' 7" x 11' 2" (3.84m x 3.40m)

Fitted in a modern range of base and eye level units with matching worktops, single drainer sink unit with upstand, electric hob with oven and extractor, integrated dishwasher, space for fridge freezer, original kitchen range feature with bread oven, original ceiling hooks, double glazed window to rear, space for breakfast table and chairs, double radiator, wood style flooring

## Utility room

Space for washing machine and tumble dryer with work surface over, storage area for outdoor equipment, ceiling mounted drying rack, steps lead up to a glazed door to the side of the property, door to WC.

## Ground floor WC

Double glazed window to rear, pedestal hand wash basin, low-level WC. Double radiator, tiled flooring

## Landing

Panelled doors lead to all rooms, door leading to staircase rising to attic room. Double glazed window on half landing with window seat, coved ceiling, dado rail.

## Bedroom 1

13' 2" x 12' 0" (4.01m x 3.66m)

Double glazed window to front, cast style feature fireplace with surround, coved ceiling, double radiator

## Bedroom 2

13' 3" x 12' 0" (4.04m x 3.66m)

Double glazed window to front with a view towards the fells, cast iron style fire surround with mantelpiece, coved ceiling, double radiator

## Bedroom 3

11' 6" x 10' 0" (3.51m x 3.05m)

Double glazed window to rear, double radiator, under stairs storage cupboard

## Bathroom

Double glazed window to rear, fitted with panel bath with thermostatic shower and glass screen, pedestal hand wash basin and low-level WC. Boiler cupboard housing combi boiler, two recessed store cupboards, double radiator, wood style floor

## Attic Room

A useful storage room with good head height, Velux windows to front and rear, double radiator

## Externally

The property benefits from off road parking in an enclosed, gravelled area shared with neighbouring homes.

## 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: 01900 828600

cockermonth@lillingtons-estates.co.uk

Council Tax Band: C (To be confirmed)

Broadband type & speed: Standard 3 Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to January 26' indicates O2 & Vodafone have limited service indoors but good signal outside. The other networks have poor to no signal outside and none indoors.

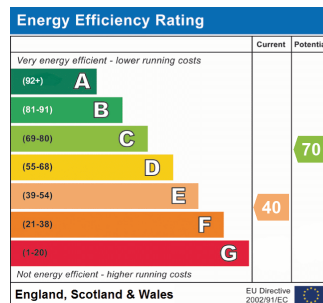
Mains water, LPG gas, mains sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

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 Cockermonth head south on the A5086 passing turns for Eaglesfield and Dean. Take a right turning to Ullock near the Mockerkinn turn and follow the road into the village. The entrance to the parking courtyard will be found on the left hand side just before the sharp left hand bend.



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.