

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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www.lillingtons-estates.co.uk



**FLAT 3, 43 KIRKBY STREET, MARYPORT, CUMBRIA CA15 6EX
STARTING BID £30,000**

A top floor flat in a coastal town, accessible to local shopping and the harbour. The property is currently tenanted (commenced 2018) and includes a living room, open plan kitchen/dining room, bedroom and shower room. The property includes electric heating. Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £30,000.

EPC band D

Communal Hall

Front door on street with stairs to first and second floor where a door leads into apartment

Entrance Hall

Doors to rooms

Living room

Window to front, electric heater

Kitchen/dining room

Two double glazed windows to rear with rooftop views. Fitted base and wall units with work surfaces, single drainer sink unit, fitted electric cooker, space for fridge freezer and washing machine. tile effect flooring. dining area with space for table and electric heater

Bedroom

Window to front, built in cupboard

Shower room

Double shower enclosure with electric shower unit, pedestal hand wash basin, low level WC. PVC cladding to splash areas

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

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, cooker

Broadband type & speed: Standard 19Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates Vodafone has limited signal indoors but others are ok. All networks have signal outdoors

Planning permission passed in the immediate area: None known

The property is not listed

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

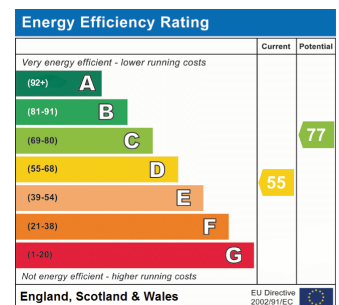
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.



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.