

58 Lowther Street  
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Cumbria  
CA28 7DP

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LAWSON PLACE HOUSE, BRANTHWAITE, WORKINGTON, CUMBRIA CA14 4SZ  
RENTAL £1,200 PCM

A stunning newly renovated character property in the heart of this popular village, with the river and pub both within easy walking distance. The generous home is offered unfurnished with immediate effect and includes a conservatory style sun room/porch at the front, a large L-shaped living room, separate dining room, family room, newly fitted kitchen and a stylish ground floor shower room. To the first floor there is a large landing, four double bedrooms and a newly fitted bathroom with bath plus separate shower. Parking is provided at the front and there is an enclosed garden to the rear.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £1,000.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band C

## Conservatory style porch

10' 6" x 6' 2" (3.20m x 1.88m) A double glazed door leads into a conservatory style room with double glazed picture windows to three sides with PVC roof, Part glazed door to living room

## Living room

21' 0" x 14' 10" max, 10' min (6.40m x 4.52m) A generous L shaped room with double glazed window to front and two to side with slate window boards, electric stove effect fire, exposed beams, two double radiators, wood effect flooring, door to dining room and to hall

## Dining room

12' 6" x 8' 10" (3.81m x 2.69m) Double glazed window to front, fire surround with hearth, wood style flooring, double radiator

## Inner Hall

Doors to remaining rooms, glass sides staircase rising to first floor landing, under stairs cupboard, wood style flooring

## Family room

15' 6" x 12' 10" (4.72m x 3.91m) Double glazed French doors to rear, two picture windows beside, double radiator, wood style flooring, door into kitchen

## Kitchen

12' 10" x 10' 8" (3.91m x 3.25m) A double aspect room with double glazed windows to side and rear. Recently fitted in a range of base and wall mounted units with work surfaces and pan drawers, single drainer sink unit, electric hob with oven and extractor, integrated dishwasher, space for washing machine and fridge freezer, part glazed PVC door to side, double radiator, wood effect flooring

## Shower room

Newly fitted to include a walk in shower enclosure with thermostatic shower unit, hand wash basin and hidden cistern WC in vanity style unit, LED wall mirror, extractor fan, wood effect flooring.

## Landing

Doors to rooms, feature wall with exposed stonework, motorised rooflight window, glass bannisters, built in cupboard housing combi boiler

## Bedroom 1

13' 0" x 12' 0" (3.96m x 3.66m) Double glazed window to rear, built in wardrobes to one wall including sink unit and dressing table, double radiator, wood style flooring

## Bedroom 2

14' 0" x 13' 0" (4.27m x 3.96m) Double glazed window to side and rear, double radiator, wood style flooring

## Bedroom 3

15' 0" x 12' 6" (4.57m x 3.81m) Double glazed window to front and side, double radiator, exposed beam, access to loft space, wood style flooring

## Bedroom 4

12' 6" x 8' 7" (3.81m x 2.62m) Double glazed window to front, double radiator, built in original style cupboards, wood style flooring

## Bathroom

Double glazed window to side, panel bath with walk in shower enclosure and thermostatic shower unit, pedestal hand wash basin, low level WC. Chrome towel rail, extractor fan, PVC ceiling cladding, wood style flooring

## Externally

The property includes allocated parking in an area to the front and the rear garden includes a paved patio area, steps lead up through a stone retaining wall to a higher level garden area laid to lawn with borders.

## 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: D

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher

Broadband type & speed: Standard 1Mbps / Superfast 62Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24<sup>th</sup> indicates O2 has limited service indoors but the other networks have none. All networks have signal outdoors

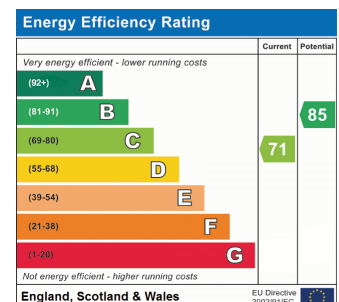
Mains water, gas, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by 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 Workington head out to Lillyhall and at the roundabout by the Great Bear compound take the road to Branthwaite. Cross the next roundabout and continue into the village passing the pub on the left. Head downhill towards the river and take the right hand lane to Ullock where the property will be located on the right hand side.



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.