

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

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



**3 TIVOLI COTTAGES, MORESBY, CUMBRIA CA28 8UR  
£775 PCM**

A deceptively spacious and recently refurbished character cottage at Quality Corner, between Whitehaven and Low Moresby. This three bedroom home includes an entrance porch and hall, living room, separate dining room which opens into the kitchen, a useful utility room and a ground floor WC. There are three good size bedrooms to the first floor plus a family bathroom. The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £775.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

**EPC Band:C**

## Entrance Porch

Double glazed French doors to porch, with double glazed window to front and sides, tiled flooring, part glazed door to hall.

## Entrance Hall

Part glazed door into living room, stairs to first floor.

## Living room

Double glazed window to front, recess for fireplace, quadruple internal window looking into utility, double radiator, door to dining area.

## Dining Area

Two double glazed windows to side, built in storage cupboard, under stairs cupboard, double radiator, space for table and chairs, opening into kitchen.

## Kitchen

A range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, electric hob with extractor, and oven, double glazed window to side, space for fridge freezer and tumble dryer, double radiator, wood style flooring, part glazed door to utility.

## Utility Room

Polycarbonate roof, double glazed door to rear, double glazed window to rear, space for washing machine, built in store, door to WC, wood style flooring.

## Ground Floor WC

Low level WC, wood style flooring.

## Landing

Doors to rooms, double radiator, double glazed window to front, built in cupboard with a fixed ladder stair leading up to loft room.

## Bedroom 1

Double glazed window to side, double radiator.

## Bedroom 2

Double glazed window to rear, radiator.

## Bedroom 3

Double glazed window to front, radiator.

## Bathroom

Double glazed window to side with blinds, panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Chrome towel rail, wood style flooring, built in double boiler cupboard housing combi boiler unit.

## Attic Room

Accessed via a ladder stair and with Velux window to front and rear, radiator, two eaves cupboards. A useful hobby/play space.

## Externally

The property benefits from a separate garden area which is accessed via a side path. This is mature in nature with lawn and various plants/bushes.

## Additional Information

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

01946 590412

whitehaven@lillingtons-estates.co.uk

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EPC Band: C

Council Tax Band: C

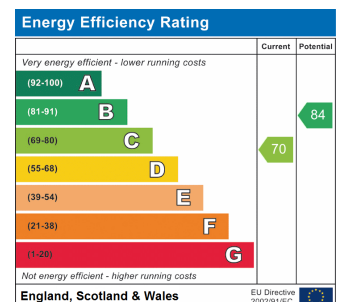
Mains water, gas and electric and shared septic tank drainage are connected and the tenant will be responsible for charges relating to these services.

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 directly/ 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 the town centre head out towards Wetherspoon and onto Wellington Road. Continue uphill taking the left hand 'tunnel' under the by-pass, passing the pub and onto Victoria Road. On leaving the town turn left on a lane leading to Quality Corner and the cross roads with the Parton/Moresby road, continuing straight across. The property will be situated on the left hand side at the bottom of the dip.



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.