

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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



9 QUEEN STREET, WHITEHAVEN, CUMBRIA CA28 7BB
RENT £1,400 PCM

Nestled in the heart of the historical coastal town of Whitehaven and within easy walking distance of the Albion Square site, marina, shops, cafes and restaurants, this deceptively spacious part furnished four bedroom home will make a perfect company or private let. Along with four double bedrooms, the property includes two en-suite shower rooms plus a large family bathroom making it good for housing a number of employees, plus a 30' long living/dining room, a modern kitchen and a useful ground floor WC.

There is no external space to have to maintain.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £1,400.00 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 hall

A painted wooden front door leads into vestibule with a part glazed door into hall and a window beside it. Door to living room, stairs to first floor

Living/Dining room

30' 0" x 12' 3" (9.14m x 3.73m)

A large open plan room with window to front, exposed ceiling timbers, double radiator, space for family table and chairs, door to a lobby with an under stairs cupboards and door to WC, opening to other side into kitchen

Kitchen

11' 4" x 8' 6" (3.45m x 2.59m)

Fitted in a range of base and wall mounted units with work surfaces, window to side, 5 ring gas hob with oven and extractor, tiled walls and flooring, integrated fridge and freezer plus dishwasher, fitted washing machine

Ground floor WC

With hand wash basin and low level WC

Landing

doors to rooms, exposed ceiling beam, stairs to second floor

Bedroom 2

14' 6" x 11' 6" max (4.42m x 3.51m)

A generous double aspect room with double glazed window to side and rear, exposed beam, double radiator, door to en-suite

En-suite shower room

An L-shaped room with window to rear, double shower enclosure with thermostatic shower unit, extractor fan, bowl sink unit, low level WC. Towel rail, tiled flooring

Bedroom 3

14' 6" x 10' 6" (4.42m x 3.20m)

Window to front, exposed beam, double radiator

Bedroom 4

12' 10" x 10' 10" (3.91m x 3.30m)

Window to front, double radiator, exposed beam

Bathroom

Spa bath with separate double shower enclosure with thermostatic shower unit, hand wash basin with cupboard under, low level WC. Under stairs storage cupboard, tiled walls and flooring, towel rail, extractor fan

Landing

Vaulted style ceiling with exposed purlins, door into bedroom 1

Bedroom 1

18' 10" x 15' 2" max (5.74m x 4.62m)

A characterful room with vaulted ceiling, exposed A-frame and purlins, two eaves storage cupboards, double radiator, part glazed door into en-suite

En-suite shower room

A stunning shower room with Velux window to side, circular shower enclosure against far wall with twin head thermostatic shower unit, hand wash basin with cupboards under, low level WC. Towel rail/radiator unit, tiled walls and flooring, LED skirting level lighting, LED wall mirror

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: B

Tenure: Freehold

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge/freezer & dishwasher, fitted washing machine

Broadband type & speeds available: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 and Vodafone have service indoors but others are limited. All networks have signal outside

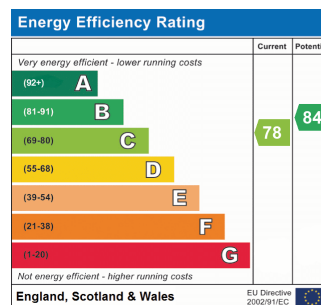
Mains water, gas, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by 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 office turn left and walk along Lowther Street away from the harbour. Pass St Nicholas church gardens on your left and then turn right into Queen Street. Once round the right hand bend the property will be on your right hand side opposite the turn for Cross Street.



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.