

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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



**THE OLD JOINERS SHOP, ULLOCK, WORKINGTON CA14 4TP
RENT £750 PCM**

A unique detached single storey property and is offered on an unfurnished basis with immediate effect. This charming home looks out over a stream and fields to the rear and includes a generous living room, modern kitchen, two double bedrooms, decent bathroom plus off road parking in the courtyard to front.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £750.00 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

Glazed, wooden door leads into kitchen.

Kitchen

11' 2" x 8' 0" tapers (3.40m x 2.44m) Range of modern base and wall mounted units with work surfaces, one and a half bowl stainless steel sink unit with mixer tap, electric hob with splash back and filter over, eye level oven, space for washing machine, wood effect flooring, double glazed uPVC window to front, door into living room.

Living Room

15' 6" x 13' 10" (4.72m x 4.22m) A spacious room with a light and airy feel, double glazed window to rear with a view over a stream to a field on the far side, double glazed window to front, electric fire with surround and hearth, two double radiators, access to loft space, door into a lobby leading into bathroom, beams to ceiling, double glazed French doors to front.

Bedroom 1

15' 2" x 11' 0" tapering to 8'10" (4.62m x 3.35m) Double glazed window to front, circular window to side, two double radiators.

Bedroom 2

11' 0" x 7' 7" (3.35m x 2.31m) Double glazed window to rear with a view over stream, double radiator.

Bathroom

Patterned double glazed uPVC window to rear, panel bath with electric shower and screen, hand wash basin with hidden cistern WC in vanity unit, chrome towel rail, built in airing cupboard housing boiler, tile effect floor, extractor fan.

Parking

To the front of the property is a gravelled area for parking and also parking for visitors across the road.

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

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

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

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates O2 and Vodafone have limited service indoors but the other networks have none. O2 and Vodafone have signal outdoors but the others have limited signal outdoors

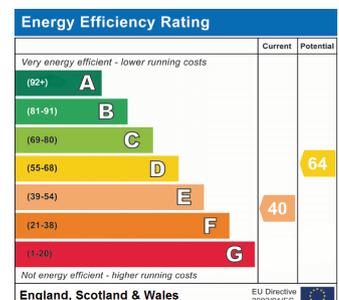
Mains water, gas, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by 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 Cockermouth take the A5086 south towards Lamplugh. Pass the turnings for Dean and take the right hand turn to Ullock. Continue along and turn left BEFORE the prominent junction into the courtyard where the property is located



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.