



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England, Scotland & Wales**

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#### SUMMARY

AVAILABLE NOW is this spacious and modern semi-detached house, located in this pretty village with good access to both Cockermouth and Workington. The UNFURNISHED accommodation includes entrance hall, modern fitted kitchen, spacious lounge, rear porch, three bedrooms and contemporary bathroom. Externally there is a parking area to the rear. The property would ideally suit a young couple or a family.

EPC Band D

#### GROUND FLOOR

##### ENTRANCE HALL

Half glazed uPVC panelled door with side panel, radiator, stairs to first floor and doors to kitchen, lounge and storage cupboard.

##### LOUNGE

19' 6" x 11' 9" (5.94m x 3.58m) Double glazed uPVC window to side, fitted electric fire, radiator, door leading to rear porch.

##### KITCHEN

13' 1" x 11' 5" (3.99m x 3.48m) A spacious modern kitchen incorporating a range of base and eye level units with complimentary work surfaces with matching upstands, inset stainless steel sink unit, integrated stainless steel double oven, hob and filter hood, integral dishwasher, freestanding washing machine and space for dryer or fridge freezer, laminate flooring, uPVC double glazed windows to the front and side. Radiator.

##### REAR PORCH

7' 5" x 4' 8" (2.26m x 1.42m) Double glazed uPVC panels and door with access out to a parking area.

#### FIRST FLOOR

##### LANDING

Doors leading off to the bedrooms, bathroom.

##### BEDROOM 1

13' 7" x 11' 5" (4.14m x 3.48m) Two uPVC double glazed windows and radiator.

##### BEDROOM 2

11' 9" x 10' 7" (3.58m x 3.23m) Double glazed uPVC window to side and radiator.

##### BEDROOM 3

8' 6" x 7' 6" (2.59m x 2.29m) Double glazed uPVC window to rear and radiator.

##### BATHROOM

8' 7" x 5' 6" (2.62m x 1.68m) Comprising bath with shower over and fitted screen, vanity wash hand basin, WC, contemporary slate tiling, radiator and UPVC double glazed window to front. Cupboard housing Combi boiler.

#### EXTERNALLY

##### PARKING

To the side of the property is vehicular access to the rear where there is a parking area.

#### ADDITIONAL INFORMATION

The Ofcom website states (at 10/07/25) that EE, Three, O2 and Vodafone are all available for both voice and data indoors at this address, and in addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (1Mbps) and superfast (70Mbps).

Council Tax Band: B

Mains water, sewage, gas 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 directly.

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

Head to Branthwaite and travel towards the Dean direction, the property is located on the left hand side after leaving the centre of the village.

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

Branch Address:

39a Station Street,

Cockermouth

CA13 9QW

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk