



59 CENTRAL ROAD | WHITEHAVEN | CA28 9EQ

£700 PCM





SUMMARY

In a quiet but popular location, this 3 bedroom semi-detached house offers hallway, lounge, kitchen/diner, shower room and side lobby, first floor comprises two double and one single bedroom. There is a driveway and garage plus front and rear gardens. The property is offered unfurnished with some integrated kitchen appliances.

GROUND FLOOR HALLWAY

Patterned uPVC entrance door leading to hall, stairs rising to first floor, door to lounge.

LOUNGE

Double glazed uPVC window to front, radiator, electric fire in surround, door to understairs cupboard with window to side, arch entrance to kitchen.

KITCHEN

Range of units at base and eye level, rolled edge work surfaces, fitted oven and hob with filter over, boiler concealed in cupboard, one and a half bowl stainless steel sink with mixer tap, double glazed uPVC window to rear, tiled flooring, integrated fridge freezer, door to side lobby.

SIDE LOBBY

Door to shower room, double glazed uPVC patterned glazed door to side, tiled walls.

SHOWER ROOM

Low level WC, walk in shower, hand wash basin in vanity unit, cupboard with radiator for drying, tiled/boarded walls, double glazed uPVC patterned window to rear.

FIRST FLOOR LANDING

Double glazed uPVC window to side, doors to all bedrooms.

BEDROOM 1

Double glazed uPVC window to front, radiator, door to storage cupboard.

BEDROOM 2

Double glazed uPVC window to rear, radiator.

BEDROOM 3

Double glazed uPVC window to side, radiator.

FRONT GARDEN

Hard landscaped/stone chips for easy maintenance.

REAR GARDEN

Laid to lawn with low mature shrub borders.

PARKING

Driveway and single detached garage.

ADDITIONAL INFORMATION

The Ofcom website states (at 15/05/2024) that EE, O2 and Three is limited for both voice and data, Vodafone has limited availability for voice and no availability for data coverage. In addition enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (12Mbps) and superfast (80Mbps).

Mains water, sewage, gas and electricity are connected.

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 Lillingtons Estate Agents 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.

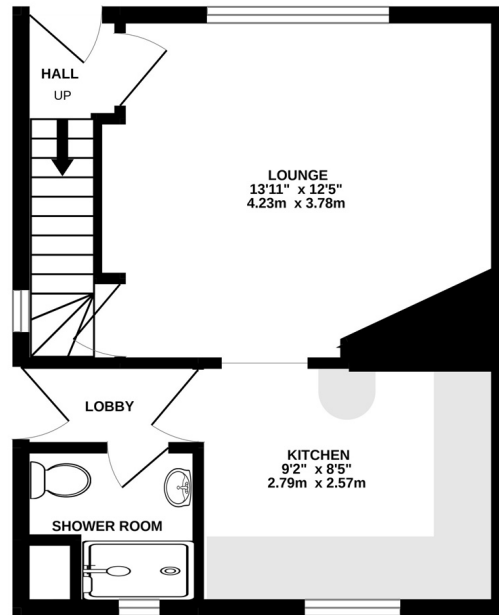
DIRECTIONS

Directions:

From the town centre pass between the Albion Square buildings and head uphill on Harbour view, bearing left at the end into High Road. Take the left fork into Hilltop Road and turn right into Central Road. The property is situated on the right side, just before St. Peter's Church.



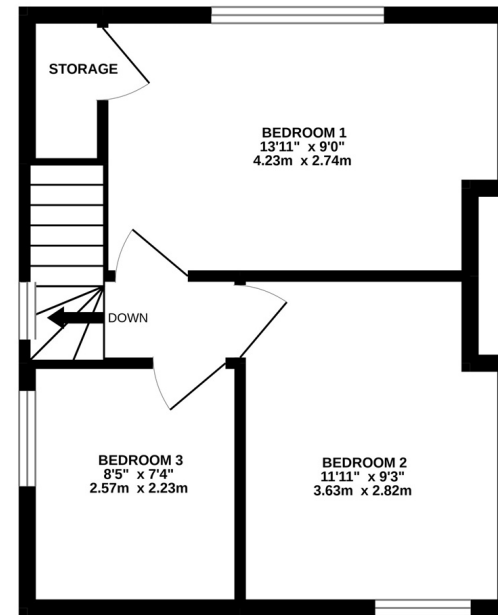
GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.