

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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www.lillingtons-estates.co.uk



48 BRANSTY ROAD, WHITEHAVEN CA28 6EX
RENT £750 PCM

Set in a great position with enviable views over the sea, this extended unfurnished three bedroom end terrace home includes a lounge, a large open plan kitchen/dining room and ground floor bathroom, a main bedroom with en-suite shower room, a second double bedroom and single third bedroom. The property also benefits from front and rear gardens. AVAILABLE to view NOW and on an UNFURNISHED tenancy.

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.

Hallway

Composite double glazed patterned door into hallway, double panelled radiator, stairs rising to first floor, door to lounge.

Lounge

15' 11" x 12' 10" (4.85m x 3.91m)

Double glazed uPVC window to front, radiator, open fire in wood surround, doors to kitchen/dining area and bathroom.

Bathroom

Panelled bath with shower over, low level WC, pedestal hand wash basin, two double glazed uPVC windows to side, chromed heated towel rail.

Kitchen/Dining Room

22' 3" x 17' 4" (6.78m x 5.28m) Widest points 'L' Shaped

Two double glazed uPVC windows and double glazed uPVC French door to rear, door to internal cupboard, two radiators, tiled floor, two Velux style windows, double Belfast sink with mixer tap, inset hob with filter, tiled splashback, oven, door into utility/storage area with stainless steel sink and mixer tap, wall mounted boiler, space for washing machine and storage.

Landing

Double glazed uPVC window to side, loft access, doors to bedrooms.

Bedroom 1

14' 8" x 10' 5" (4.47m x 3.18m)

Double glazed uPVC window to front, radiator, door to ensuite shower room/

Ensuite Shower Room

Walk in shower, WC, pedestal hand wash basin with mixer tap, chromed heated towel rail, extractor fan, vinyl flooring.

Bedroom 2

11' 10" x 10' 5" (3.61m x 3.18m)

Double glazed uPVC window to rear, radiator.

Bedroom 3

8' 9" x 8' 5" (2.67m x 2.57m)

Double glazed uPVC window to rear, radiator.

Garden

Front garden - mainly lawn with flower and shrub borders.

Rear garden - Gravel area leading to raised garden area with lawn and mature planting.

Additional Information

Council Tax Band A

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 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 proceed out past Tesco and turn left uphill on Bransty Road. Follow the road and just before the road drops down the steep hill where it joins the A595 the property is on the right side.

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

Branch Address:

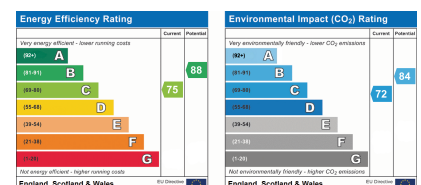
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