

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

**Telephone:**  
01946 590412  
**Website:**  
[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)



**8 BRIDGE STREET CLOSE, COCKERMOUTH, CUMBRIA CA13 9RR  
£1,150 PCM**

Beautifully located at the head of a quiet cul de sac and yet within easy reach of all the amenities in Cockermouth town centre, this semi detached modern home is AVAILABLE NOW on a FURNISHED let. The accommodation includes an entrance hall with ground floor WC, a generous living/dining room with French doors into garden, a fitted kitchen with integrated appliances, two first floor bedrooms with a decent family bathroom and a top floor main bedroom with an en-suite shower room. There is allocated parking to the front of the property (essential in the town centre) and a charming courtyard style garden to the rear with a handy side access gate. A great place, and one which won't be available for long...

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £1150.00 applies.

Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC Band: D

### Entrance Hall

A part double glazed door leads into hall with doors to rooms, stairs to first floor, radiator, coved ceiling, wood style flooring

### Ground floor WC

Fitted with hand wash basin and low level WC. Radiator, under stairs storage area, wall mounted combi boiler, wood style flooring

### Living/Dining room

Two double glazed sash windows to front, double radiator, gas living flame fire with surround and hearth, coved ceiling, wood style flooring. Open to dining area with space for table and chairs, double radiator, double glazed French doors to garden, door into kitchen

### Kitchen

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, integrated dishwasher, washing machine and fridge freezer, coved ceiling, double radiator, tile effect flooring

### Landing

Doors to rooms, sash double glazed window to side, built in double cupboard, stairs to second floor, radiator

### Bedroom 2

Velux window to rear, radiator, coved ceiling, built in double wardrobe

### Bedroom 3

Double glazed sash window to rear, radiator, coved ceiling

### Bathroom

Double glazed sash window to rear, panel bath with separate shower enclosure, pedestal hand wash basin, low level WC. Extractor fan, double radiator, tiled walls and floor

### Landing

Velux window to rear, door to main bedroom

### Bedroom 1

Velux window to rear, built in wardrobe, double radiator, door to en-suite

### En-suite shower room

Shower enclosure with electric shower unit, pedestal hand wash basin, low level WC. Radiator, tiled walls and flooring, extractor fan

### Externally

To the front of the property there is allocated parking available for the property plus visitors spaces for the homes in the cul de sac. A path leads to front door and a side gate leads to the rear garden. The rear courtyard garden is enclosed and offers plenty of space for dining and outside seating. Mainly laid with stone chippings and bordered by stone walling.

### 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: Currently Business Rates

Tenure: Leasehold

Services: Mains water, gas and electric are connected, mains drainage

### ADDITIONAL INFORMATION

The Ofcom website states (at 09/08/24) that EE is limited but 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 (1.0Mbps), superfast (20Mbps) and Ultrafast 220Mbps.

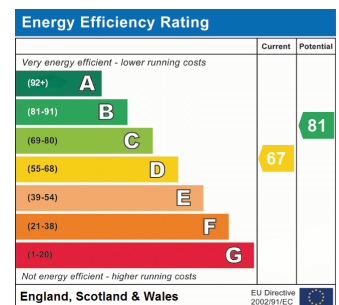
Mains water, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

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 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

From the town centre head out towards Workington on Main Street. Before reaching Wordsworth House and the mini roundabout turn right into Bridge Street and then turn right again before the footbridge into Bridge Street Close. The property will be located in the top right hand corner.



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.