

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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



59 CHAUCER ROAD, WORKINGTON, CUMBRIA CA14 4HR
£750 PCM

AVAILABLE NOW and Offered on an UNFURNISHED basis, we have this modern mid terraced house situated in a sought after location and located within a cul-de-sac of similar homes. The accommodation comprises entrance porch, living room, fitted kitchen diner, two bedrooms and fitted bathroom. There is a driveway to the front of the property for one car and a generous low maintenance garden to the rear.

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: D

Lobby

Double glazed uPVC door into lobby, laminate flooring, coat hooks, wood effect flooring, door into lounge.

Lounge

14' x 12' 2" (4.27m x 3.71m)

Stairs rising to first floor, double glazed uPVC window to front, single panel radiator, wood effect flooring, coved ceiling, gas fire in surround, door to kitchen.

Kitchen

12' 3" x 7' 10" (3.73m x 2.39m)

Range of units at base and eye level, work surfaces and breakfast bar, single drainer sink unit, single panel radiator, space for washing machine and fridge freezer, integrated oven and hob with filter over, double glazed uPVC window to rear, wood effect flooring, patterned double glazed uPVC door to rear.

Landing

Single panel radiator, loft access, doors to all rooms.

Bedroom 1

12' 4" x 9' (3.76m x 2.74m)

Two double glazed uPVC windows to front, wood effect flooring, single panel radiator, door to cupboard housing wall mounted combi boiler, double wardrobe.

Bedroom 2

9' 4" x 6' 1" (2.84m x 1.85m)

Double glazed uPVC window to rear, single panel radiator, wood effect flooring.

Bathroom

Panelled bath with mixer tap and shower attachment, PVC cladding to splash areas, pedestal hand wash basin, low level WC, double glazed uPVC window to rear, wood effect flooring, single panel radiator, extractor fan.

Garden

Front/Parking

Driveway for one vehicle to the front, path to front door.

Rear

A low maintenance garden with lawn, paved and gravel areas, gated rear access.

Directions

From the town centre proceed up High Street, passing the turning for Newlands Lane on the right and take the next turning on the right onto Ashfield Road. Take the left hand turning onto Chaucer Road following this onto the new development of houses. The property is located in a cul de sac on the right hand side.

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

lettings@lillingtons-estates.co.uk

Additional Information

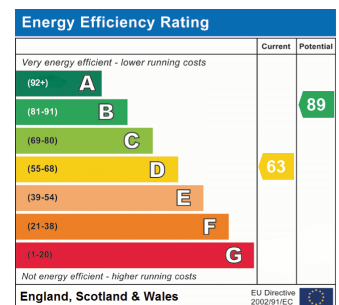
Council Tax Band: A

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 the 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.

The Ofcom website states (at 16/08/24) 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 (1.0Mbps), superfast (16Mbps) and Ultrafast (1000Mbps)



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.