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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         | 86        |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D | 70      |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |



**SUMMARY**

AVAILABLE now and offered on a part furnished tenancy is this superbly presented three bedroomed semi detached home. The accommodation comprises porch, entrance hall, lounge, kitchen/diner, three bedrooms and modern four piece bathroom. Gardens to the front and rear and on street parking.

**GROUND FLOOR  
ENTRANCE PORCH**

7' 0" x 4' 2" (2.13m x 1.27m) Accessed via a composite door and uPVC windows. Tiled flooring. Panelled ceiling.

**ENTRANCE HALL**

Accessed via a uPVC door with frosted glass panel. uPVC double glazed window. Ceiling downlights. Vertical radiator. Tiled flooring. Understair storage area. Stairs to the first floor. Door to:

**LOUNGE**

13' 0" x 12' 8" (3.96m x 3.86m) uPVC double glazed window. Vertical radiator. Ceiling downlights. Laminate flooring. Feature electric fire

**DINING KITCHEN**

19' 5" x 10' 8" (5.92m x 3.25m) Accessed via the hallway. Fitted with a range of modern gloss wall and base units housing an integrated washing machine, dishwasher (offered on a non-repair/replace basis), integrated microwave, double oven, four burner gas hob and extractor hood. Granite worktops and contrasting splashbacks and stainless steel "Belfast" sink. Freestanding American fridge freezer (offered on a non-repair/replace basis). Wall mounted combi boiler. uPVC double glazed French doors which lead to the rear garden. Two uPVC double glazed windows and uPVC double glazed door to the side passageway  
Ceiling downlights. Laminate flooring

**FIRST FLOOR  
FIRST FLOOR LANDING**

uPVC double glazed window. Loft access. Doors to:

**BEDROOM ONE**

13' 1" x 11' 0" (3.99m x 3.35m) Two uPVC double glazed windows. Radiator. Ceiling downlights. Wall mounted TV. Laminate flooring.

**BEDROOM TWO**

11' 9" x 10' 3" (3.58m x 3.12m) uPVC double glazed window. Radiator. Ceiling downlights. Radiator. Laminate flooring

**BEDROOM THREE**

9' 6" x 7' 7" (2.90m x 2.31m) uPVC double glazed window. Radiator. Laminate flooring. Over stair storage cupboard.

**BATHROOM**

9' 5" x 5' 4" (2.87m x 1.63m) Fitted with a four piece suite comprising of walk in shower cubicle with dual mains shower attachments, freestanding roll top bath, wash hand basin and WC. Fully tiled. uPVC double glazed window with frosted glass. Ceiling downlights. Ladder radiator

**EXTERNAL  
FRONT GARDEN**

Tiered Lawned area which has steps to the front door

**REAR GARDEN**

Paved seating area which has steps which leads to the lawned area.

**OUTHOUSES**

To the side of the property are two outside storage rooms

**ADDITIONAL INFORMATION**

Council Tax Band: A

The Ofcom website states (at 22/10/24) 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) and superfast (21Mbps).

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 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**

Leaving Whitehaven from the town heading south up Inkerman Terrace, take the right hand turn onto Foxhouses Road. Continue onto Bleng Avenue and keep straight across the junction onto Whinlatter Road. Proceed straight over the mini roundabout for approx. 50 yards and number 26 can be found on the left hand side.

