

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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01946 590412
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www.lillingtons-estates.co.uk



**1 SPRING CROFT CLOSE, BRIGHAM, COCKERMOUTH CA13 0TH
RENTAL £675 PCM**

Set in a small 'Private Road' development in the popular village of Brigham near Cockermouth, this end terrace property will make an excellent home and is available on an unfurnished basis with immediate effect. The accommodation includes an entrance porch, a lovely living room with space for a small dining table, a modern fitted kitchen, two decent bedrooms and a stylish first floor bathroom. There is a low maintenance garden to the rear, views over a green to the front and a handy covered parking space to the rear.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £675.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band C

Entrance Porch

A part glazed front door leads into porch with double glazed window to front, part glazed door to living room

Living/Dining room

Double glazed window to front, wall mounted gas fire, double radiator, under stairs storage cupboard and recess, space for bistro table and chairs, painted floorboards, stairs to first floor, door to kitchen

Kitchen

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, electric hob with oven and extractor, wall mounted combi boiler, space for washing machine and fridge freezer, double radiator, tiled flooring

Landing

Doors to rooms

Bedroom 1

Double glazed window to front with an open view over green, radiator, two built in cupboards

Bedroom 2

Double glazed window to rear, radiator

Bathroom

Fitted in a modern suite to include a panel bath with electric shower unit, hand wash basin with cupboard under, low level WC. Tiling to two walls, radiator, double glazed window to rear, extractor fan

Externally

The rear garden is low maintenance in nature with gravel beds and planted bushes. The property also benefits from a covered parking space located in an open sided barn at the rear.

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: A

Tenure: Freehold

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

Broadband type & speed: Standard 5Mbps/Superfast 80Mbps

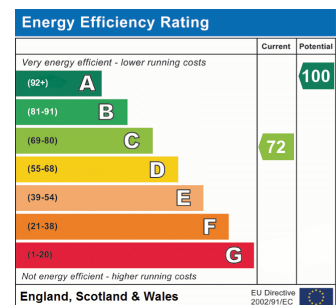
Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates all providers have limited service indoors but all are ok outdoors.

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.

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 Cockermouth take the A66 towards Workington and turn left to Brigham, passing the church and round the sharp right hand bend. After 200m turn left back on yourself posted Brigham and continue past the right hand turn to Lawson Garth. Take the next right and then turn right again into Hotchberry Road. Turn left into Spring Croft Close and the property will be found on the left hand side.



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.