

58 Lowther Street
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**4 WENT ROW, GREYSOUTHEN, COCKERMOUTH, CUMBRIA CA13
OUR
£775 PCM**

Available Mid June 2025. In good decorative order, this superb end terrace property is situated in the ever popular village of Greysouthen. The property offers entrance porch, hallway, lounge, open plan kitchen/dining area with French doors opening onto the garden. First floor accommodation comprises two double rooms with two built in wardrobe/storage cupboards in each, a single room more suited to a study/hobby or dressing room and a shower room. The property has off road parking for one vehicle to the front and a generous size garage to the rear. There is a lawned area immediately behind the property and access from both side and rear.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £775.00 applies.

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

EPC Band: C

Porch

Open porch leading to main entrance door.

Hallway

Door to lounge, radiator, stairs rising to first floor.

Lounge

Lounge 14'6 x 12'0

Double glazed uPVC window to front, radiator, electric feature fire/stove, door to kitchen/dining room.

Kitchen/Dining Room

15' 1" x 10' 11" (4.60m x 3.33m)

Range of kitchen units at base and eye level, complementary work surfaces with tiling over, Zanussi electric cooker with filter over, space for washing machine and under counter fridge, stainless steel sink with mixer tap, wall mounted gas combination boiler, door to under stair storage cupboard, tiled floor throughout, double glazed uPVC window to rear, double glazed French doors to rear, radiator.

Landing

Radiator, loft access with pull down ladder, door to airing cupboard with electric oil filled heater and shelving, doors to all rooms.

Bedroom 1 (Front)

10' 10" x 8' 6" (3.30m x 2.59m)

Double glazed uPVC window to front, radiator, double wardrobe/storage cupboards.

Bedroom 2 (Rear)

10' 10" x 8' 7" (3.30m x 2.62m)

Double glazed uPVC window to rear, radiator, double wardrobe/storage cupboards.

Bedroom 3/Study

6' 3" x 6' 2" (1.91m x 1.88m)

Double glazed uPVC window to front, radiator, over stairs storage cupboard.

Shower Room

Walk in shower with rain-head and hand shower attachments, low level WC, pedestal hand wash basin with mixer tap, double glazed uPVC window to rear, chromed heated towel rail, vinyl flooring, wall mounted storage cabinets and useful built in shelving, shaver point.

Front Garden

Area to side of porch with shrubs.

Rear Garden

Mainly laid to lawn with path way from Dining and to side of property leading down steps and onto garage rear door and rear access gate. Mature planting. Shed with shelving and wooden storage unit.

Garage

Generous size garage with up and over door, single door to side, power, lighting and outlet for tumble dryer. Overhead eaves storage.

Additional information

Council Tax Band: B

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

Mobile Reception: Data received from Ofcom dated May 2025 indicates that EE has no service indoors and other networks have limited service. All networks have service outdoors.

Broadband Type and speed available: Standard 3Mbps/ Superfast 80Mbps/ Ultrafast 1000Mbps

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.

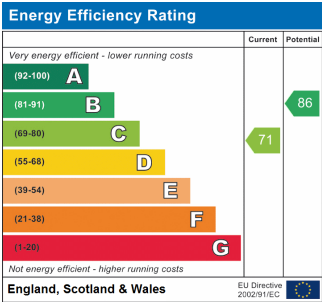
Directions

From Cockermouth heading out onto the A66, take the first left turn signed for Broughton Cross/Brigham. Stay on the road until you have passed through Broughton Cross then take the first left after you leave the village signed for Greysouthen. Follow the road into the village and again keep straight ahead until the curve in the road to the right, where you need to go straight ahead. The property is a short way ahead on the right.

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

58 Lowther Street
Whitehaven
CA28 7DP

01900 828600
cockermouth@lillingtons-estates.co.uk



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 firms employment has the authority to make or give any representation or warranty in respect of the property.