

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

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



**16 THE FAIRWAYS, SEASCALE, CUMBRIA CA20 1RD  
£825 PCM**

This detached furnished bungalow will make an excellent home for a Sellafield contract worker or a great base to house hunt from and is available with immediate effect. within a short walk of the sandy beach, ice cream parlour, co-op and station you have everything you need on hand and Sellafield on the doorstep too. The accommodation includes an entrance hall, living room, kitchen/breakfast room, conservatory style utility, a main bedroom with en-suite shower room, a second double bedroom and a fitted bathroom. There is a decent drive, a single garage and a lovely enclosed garden with sunny aspect to the rear.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £825.00 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 PVC door with double glazed window beside leads into hall with doors to rooms, coved ceiling, radiator, built in airing cupboard, access to loft space

## Living room

14' 8" x 13' 10" max (4.47m x 4.22m) Double glazed window to front with blinds, ornamental fire with surround, double radiator, coved ceiling

## Kitchen

11' 6" x 7' 10" (3.51m x 2.39m) Fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, gas hob with oven and extractor, breakfast bar, fitted washing machine and fridge, wall mounted boiler, radiator, part glazed door to side into utility

## Utility Porch

13' 0" x 4' 6" (3.96m x 1.37m) A lean-to conservatory style utility with double glazed windows to three sides, part double glazed doors to side and rear, polycarbonate roof, tile effect flooring, space for a freezer and tumble dryer

## Bedroom 1

12' 8" max x 11' 10" max (3.86m x 3.61m) Double glazed window to rear with blinds, built in triple wardrobe, radiator, door to en-suite

## En-suite shower room

Double glazed window to rear, shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Radiator, extractor fan

## Bedroom 2

11' 10" x 9' 10" (3.61m x 3.00m) Double glazed window to rear with blinds, radiator

## Bathroom

Double glazed window to side, panel bath with shower attachment, hand wash basin and hidden cistern WC in vanity style unit, part tiled walls, radiator, extractor fan

## Externally

To the front of the property is a garden area laid to lawn with a drive to the side leading to the garage plus doors into hall and utility. Access gate to rear garden which is enclosed and includes a generous paved patio area, lawn, gravel beds and planted borders.

Single garage with motorised up and over door

## 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: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: C

Broadband type & speed: Standard 18Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom as of February 26' indicates O2 and Vodafone have variable signal indoors, whereas EE and 3 are limited indoors. All networks have signal outdoors

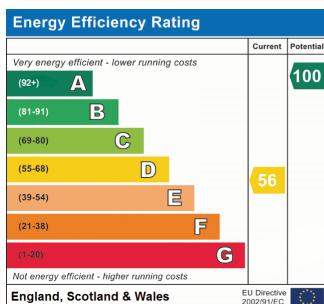
Mains water, gas, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

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

From Whitehaven head south on the A595 passing Egremont, Calderbridge and at Gosforth turn right at the crossroads to Seascale. Pass the school, pharmacy and the co-op and before reaching the station and the beach



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.