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5 SWALLOW CROFT, DEAN, WORKINGTON, CUMBRIA CA14 4TN
£925 PCM

A newly refurbished three bedroom family home with hallway leading to lounge, WC, open kitchen/dining room with modern kitchen with integrated appliances and open to orangery with access to the rear garden. First floor accommodation comprises of two double and one single room with contemporary bathroom. The property is available for immediate occupation.

EPC band: TBC

Hallway

Composite patterned double glazed door into hallway, laid wood flooring, radiator, stairs rising to first floor, door to under stair cupboard and rooms.

Lounge

13' 11" x 11' 8" (4.24m x 3.56m)

Double glazed uPVC window to front, radiator, laid wood flooring.

WC

Low level WC, corner hand wash basin, laid wood flooring.

Kitchen/Dining

18' 2" x 9' 7" (5.54m x 2.92m)

Double glazed uPVC window to rear, range of units at base and eye level, work surfaces with complementary upstands and tiling over, composite sink with mixer tap, integrated oven and hob with filter over, integrated fridge freezer, inset downlighting, laminate wood flooring, radiator.

Orangery/ Sun Room

10' 0" x 7' 11" (3.05m x 2.41m)

French uPVC doors to side and rear, double glazed uPVC roof, laid wood flooring, contemporary radiator.

Landing

Double glazed uPVC window to side, loft access, doors to rooms.

Bedroom 1

11' 8" x 10' 6" (3.56m x 3.20m)

Double glazed uPVC window to front, radiator.

Bedroom 2

11' 11" x 10' 8" (3.63m x 3.25m)

Double glazed uPVC window to rear, radiator.

Bedroom 3

7' 8" x 7' 6" (2.34m x 2.29m)

Double glazed uPVC window to front, radiator.

Bathroom

Panelled bath with mixer tap, mains shower with hand and rain head attachments and fitted screen, WC, contemporary oval basin with mixer tap on vanity unit, laminate flooring, patterned double glazed uPVC window to front, door to storage cupboard, extractor fan, shaver point, black ladder radiator.

External

Front

Lawn area to front.

Rear

Laid to lawn.

Parking

Parking to front in shared area and a single garage.

Additional information

The landlord has requested; No Pets and No Smokers.

A Tenancy deposit of £925.00 applies.

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

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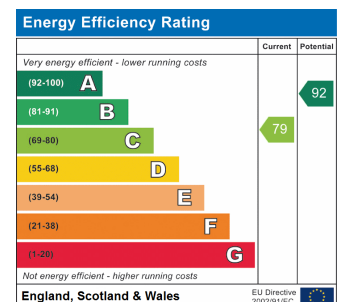
Additional Information

Council Tax Band: C

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

Broadband type & speed: Standard 1Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom as of October 25' indicates all providers have good signal outdoors but limited signal indoors



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.