

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
Website:
www.lillingtons-estates.co.uk



23 JAMES STREET, WORKINGTON, CUMBRIA CA14 2DF
RENT £650 PCM

This middle terrace traditional house is perfectly located for access to the town centre, the local health centre and the train station. Offered on an unfurnished basis with immediate effect, the property includes an entrance hall, living room, an open plan modern kitchen/dining room, a separate utility room. To the first floor there are two bedrooms and a fitted family bathroom. Externally there is an enclosed rear yard.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £650.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band TBC

Entrance hall

Front door opens into hall with door into kitchen and stairs to first floor

Kitchen/Dining room

12' 6" x 10' 6" (3.81m x 3.20m)

Double glazed window to rear with blind, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, fitted fridge freezer, double radiator, tiled flooring, opening to living room, door to utility

Living room

11' 0" x 10' 0" (3.35m x 3.05m)

Double glazed window to front with fitted blind, double radiator, chimney breast feature

Utility room

Double glazed window to rear with blinds, space for washing machine and tumble dryer with work surface over, combi boiler, double radiator, part glazed PVC door to rear, tiled floor, under stairs cupboard

Landing

Doors to rooms, cupboard over stairs

Bedroom 1

14' 0" x 11' 0" (4.27m x 3.35m)

Double glazed window to front with blind, double radiator

Bedroom 2

12' 6" x 8' 0" (3.81m x 2.44m)

Double glazed window to rear, double radiator

Bathroom

Double glazed window to rear, panel bath with shower attachment, pedestal hand wash basin, low level WC. Double radiator, extractor fan

Externally

To the rear there is an enclosed yard with rear access gate.

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 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Fixtures & Fittings: Carpets, oven hob and extractor, fitted blinds

Broadband type & speed: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to October 25' indicates EE has good signal outdoors but variable service inside. All other networks have good signal indoors and out.

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 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 the Bus station on Murray Road, head along Oxford Street towards the train station, taking the second turning right into James Street. The property will then be located on the right 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.