

58 Lowther Street  
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CA28 7DP

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



50 CRANBOURNE STREET, WORKINGTON CA14 3UA  
RENT £650 PCM

A well presented two bedroom terrace property close to local amenities in Workington which is available on an unfurnished basis with immediate effect.

The accommodation comprises a living room, separate dining room, a generous galley style kitchen, ground floor bathroom and separate WC. The first floor accommodation includes two good size double bedrooms with an open view to the rear.

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 D

### Living room

A patterned uPVC double glazed door leads into living room, uPVC window to front, fire in surround, radiator, door to meter cupboard, stairs rising to first floor, door to dining room.

### Dining Room

Radiator, double glazed uPVC window to rear, door to under stairs storage, gas meter, door to kitchen.

### Kitchen

Range of units at base and eye level, rolled edge work surfaces, space for cooker with filter over, one and a half bowl stainless steel sink with mixer tap, space for fridge freezer and washing machine, double glazed uPVC window to side, double glazed uPVC patterned door to side, door to bathroom.

### Ground floor bathroom

Patterned double glazed uPVC window to side, pedestal hand wash basin with mixer tap, panelled bath with mixer tap with electric shower over, radiator, door to WC.

WC - Low level WC, patterned double glazed uPVC window to rear.

### Landing

Doors to bedrooms.

### Bedroom 1

Double glazed uPVC window to front, radiator, ornamental fireplace, cupboard.

### Bedroom 2

Double glazed uPVC window to rear with an open outlook, radiator, door to boiler cupboard.

### Externally

Enclosed yard with gated access to 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 606006

[whitehaven@lillingtons-estates.co.uk](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: A

Broadband type & speed: Standard 10 Mbps / Superfast 70Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates EE has variable service indoors and all other providers have limited service 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 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

Heading out of town along Harrington Road, continue onto Mossbay Road, passing the convenience store on the right, take the next left onto Northcote road and at the first crossroads turn right. The property is immediately on the left.



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.