



40 MAIN STREET | DEARHAM | MARYPORT | CUMBRIA | CA15 7HP

RENTAL £825 PCM



Lillingtons  
Estate Agents



## SUMMARY

This modern semi detached house is centrally located within the popular village of Dearham near Cockermouth and Maryport, within easy access of the post office, village school and the petrol station. Offered on an unfurnished basis with immediate effect the property includes a living room which has been opened into the entrance hall to make it larger, a fantastic open plan kitchen/dining/family room, a main bedroom with dressing room, two further bedrooms and a modern bathroom. There are enclosed gardens to front and rear, plus a garage located at the far end of the garden.

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

## GROUND FLOOR

### ENTRANCE

A part double glazed PVC door leads into hallway

### HALLWAY & LIVING ROOM

12' 0" x 11' 3" plus hallway (3.66m x 3.43m) The hallway is open into the living room to enlarge the area, including a double glazed window to front, gas living flame fire with surround, two double radiators, stairs to first floor, under stairs recess, door to kitchen

### KITCHEN/DINING/FAMILY ROOM

17' 10" x 27' 0" max, 21' min (5.44m x 8.23m) A large open plan room divided into three areas. The kitchen area is fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor fan, integrated microwave, space for washing machine, fridge and dishwasher, storage cupboard, double radiator.

The dining area has double glazed window to rear, Velux window to rear, double radiator, space for table and chairs

The family area has ample space for sofas, double glazed French doors to rear, double radiator. Wood style flooring throughout the whole room

## FIRST FLOOR

### LANDING

Double glazed window to front, doors to rooms, radiator

### BEDROOM 1

11' 10" x 15' 6" max, 9'10" min (3.61m x 4.72m) Double glazed window to rear, double radiator, built in dressing room with Velux window to side and wall mounted boiler

### BEDROOM 2

11' 3" x 10' 6" (3.43m x 3.20m) Double glazed window to front, double radiator, built in cupboard, wood style flooring

### BEDROOM 3

10' 0" x 8' 0" (3.05m x 2.44m) Double glazed window to rear, double radiator



## BATHROOM

Double glazed window to side, panel bath with thermostatic twin head shower unit, hand wash basin with cupboard under, low level WC.. tiling to half wall height, chrome towel rail, extractor fan, wood style flooring

## EXTERNALLY

To the front of the property there is an enclosed garden area laid to lawn with an area of slate chippings and path to front door. The rear garden includes a paved patio and lawn, with a border to one side and a flower bed to the other. Path leading to the end to an access gate leading out onto the site for the garage.

## 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 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

The Ofcom website states (at 14/10/2024) that O2 has service indoors but 3 has no signal inside and other networks have limited service. All networks have signal outdoors. Currently the property is served by standard broadband (4Mbps) and superfast (80Mbps).

Mains water, sewage, gas 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 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 take the A594 towards Maryport passing through Dovenby and continuing to Dearham. At the first crossroads turn right into Central Road and after passing the Post Office turn left into Main Street. The property will be located on the right hand side.



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

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

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