



BECK BROW | LORTON ROAD | COCKERMOUTH | CUMBRIA | CA13 9DF

£975 PCM





SUMMARY

In a popular location and set on a good size plot, this unfurnished, detached bungalow offers hallway, lounge, kitchen/diner, two bedrooms and shower room. There is off road parking for two average size vehicles and garage, front and rear gardens with two sheds, both with power and light. The property and gardens have been well maintained, with the property being a short drive or ten minute walk into Cockermouth town.

GROUND FLOOR

HALLWAY

Door leading to entrance hallway, uPVC double glazed window to front, inlaid floor mat, doors to lounge/bedrooms/shower room, door to storage cupboard, radiator.

LOUNGE

Double glazed uPVC bow bay window to front, gas fire in surround, double glazed uPVC window to side, radiator, built in glass fronted storage area, door to kitchen/diner.

KITCHEN/DINER

Double glazed uPVC door and window to rear, range of units at base and eye level, complementary work surfaces with tiling above, corner cupboard housing wall mounted gas combination boiler, integrated double oven and hob, with filter over, stainless steel sink with mixer tap, radiator.

BEDROOM 1

Double glazed uPVC window to front, radiator.

BEDROOM 2

Double glazed uPVC window to rear, radiator, range of fitted wardrobes.

SHOWER ROOM

Walk in shower cubicle with electric shower over, low level WC, corner hand wash basin in vanity unit, obscured uPVC double glazed window to rear, chromed heated towel rail, vinyl flooring, extractor fan.

EXTERNAL

Front - Laid in lawn with mature shrubs and borders.

Rear - Laid to lawn with mature shrubs and borders, two storage sheds with power/light.

Gated driveway to front, for two average size vehicles, single garage.

ADDITIONAL INFORMATION

Council Tax Band: C

The Ofcom website states (at 07/03/24) that EE, and Three, are both available for voice and data indoors, O2 and Vodafone, only voice indoors at this address, and in addition that voice/data and enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (16Mbps) and superfast (80Mbps).

Mains water, 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, contact agent for further details, a long term tenancy is preferred. 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

Heading out of Cockermouth town via Lorton Road (B5292) pass through the lights at Sainsbury's and follow the road up the hill, at the sharp right bend (at the junction with Kirkgate) follow the road round, and the property is situated just ahead on the left side, opposite the bottom end of Skinner Street.

To arrange a viewing or to contact the branch, please use the following:

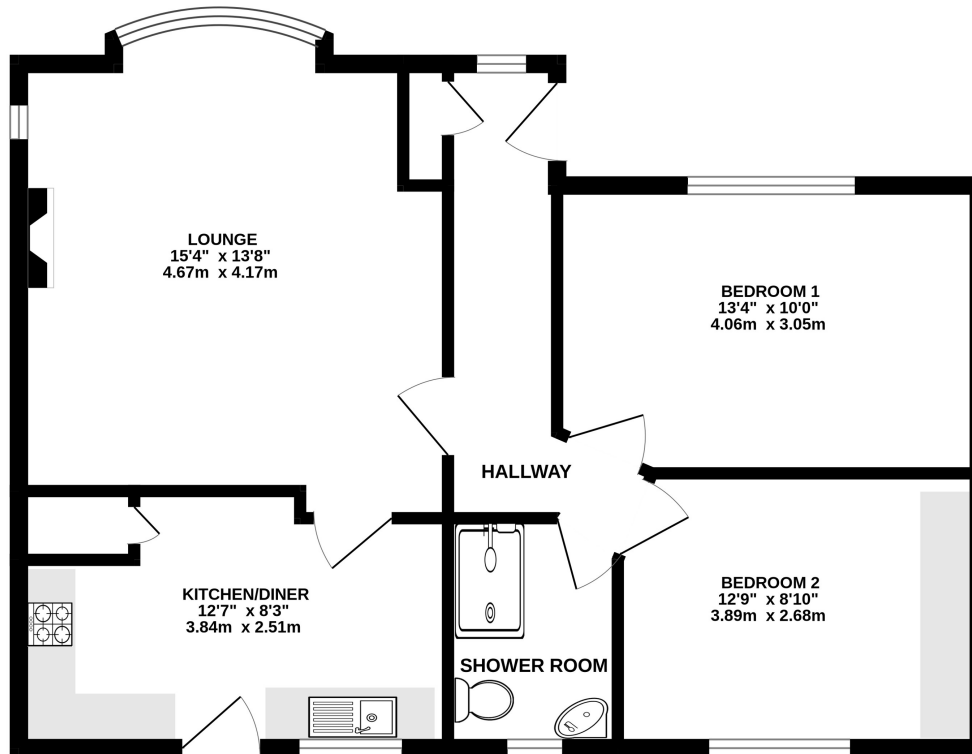
Branch Address:
58 Lowther Street
Whitehaven
CA28 7DP

Tel: 01900 828600

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GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		83	