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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

SUMMARY

A deceptively spacious semi detached property in the popular village of Branthwaite which is offered unfurnished with immediate effect. The accommodation comprises entrance hall, kitchen/dining room, living room, rear porch, three bedrooms and bathroom. There is a low maintenance garden to the rear and parking for two cars. Available from 15th July 2024.

EPC Band D

**GROUND FLOOR
ENTRANCE HALL**

Double glazed door leads into hall with doors to rooms, stairs to first floor, under stairs storage cupboard, double radiator.

KITCHEN/DINING ROOM

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splash back, electric hob with double oven, integral dishwasher, space for fridge/freezer, double glazed window to front, space for table and chairs, double radiator.

LIVING ROOM

Spacious room with double glazed window to rear, door leading to rear porch, stylish electric wall mounted fire, wood effect floor, double radiator.

REAR PORCH

Useful spacious porch with door onto garden & parking area, double glazed construction.

**FIRST FLOOR
LANDING**

Doors to rooms, loft access

BEDROOM 1

Double glazed window to rear, double radiator

BEDROOM 2

Double glazed window to front, double radiator

BEDROOM 3

Double glazed window to rear, double radiator

BATHROOM

Panel bath with thermostatic shower over, hand wash basin in corner unit with cupboards and work top, concealed cistern WC, wall cupboard housing combi boiler, towel rail, double glazed window to front.

**EXTERNALLY
OUTSIDE**

To the front, steps lead up to front door. To the rear there is a parking area for two cars with access to a shillied rear garden area and access to rear porch.

DIRECTIONS

From Cockermouth take the A5086 south towards Lamplugh and turn right for Dean. Proceed through the village, past the Royal Yew pub and at the crossroads turn left to Branthwaite. Enter the village where the property will be situated on the right hand side.

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

Branch Address:

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Council Tax Band: B

