

58 Lowther Street
Whitehaven
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1 DERWENT ROW, BROUGHTON CROSS, COCKERMOUTH, CUMBRIA
CA13 0TZ
£675 PCM

Located in the popular village of Broughton Cross between Cockermouth and Workington is this charming two bedroomed end terraced cottage. AVAILABLE NOW and on an UNFURNISHED basis.

The accommodation provides a lounge, kitchen, utility area, bathroom, two bedrooms and a useful storage attic room. The property also benefits from a yard to the rear.

The landlord has requested; No Smokers, no pets. A Tenancy deposit of £675 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC Band: D

Lounge

14' 8" x 12' 0" (4.47m x 3.66m) Accessed via a uPVC double glazed door. Radiator. uPVC double glazed window. Glazed double doors which leads to the kitchen.

Kitchen

11' 6" x 8' 9" (3.51m x 2.67m) Fitted with a range of painted wall and base units housing a freestanding electric oven with extractor hood over and stainless steel sink and drainer with mixer tap. Space for washing machine. Laminate worktop. Blue tiled splashback. Tiled flooring. uPVC double glazed window. Radiator. Understairs storage cupboard. Glazed door to rear inner hallway. Ceiling spotlight.

Rear Inner Hall

Radiator. Tiled flooring. uPVC door with frosted glass (to utility area). Door to bathroom and stairs to first floor.

Utility Area

5' 9" x 5' 9" (1.75m x 1.75m) Covered area with plumbing for washing machine. uPVC double glazed door to rear yard.

Bathroom

7' 3" x 6' 0" (2.21m x 1.83m) Fitted with a three piece suite comprising "P" shaped bath with mains mixer shower over, wash hand basin and WC. Laminate flooring. uPVC double glazed window with frosted glass. Extractor fan. Chrome ladder radiator.

Landing

Doors to bedrooms. Airing cupboard. Loft hatch with pull down loft ladder

Bedroom One

12' 1" x 11' 5" (3.68m x 3.48m) uPVC double glazed window. Radiator.

Bedroom Two

uPVC double glazed window. Radiator. Cupboard which houses combi boiler

Attic Room

Accessed via a pull down loft ladder. Fully boarded with light and power.

Rear Yard

Access to rear lane

Additional Information

Council Tax Band: A

Broadband type & speed: Standard 2Mbps / Superfast 77 Mbps / Ultrafast 1000 Mbps

Mobile reception: Data retrieved from Ofcom as of March 26' indicates that EE has signal indoors but other providers are limited. All providers have signal outdoors.

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.

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

Branch Address:

58 Lowther Street

Whitehaven

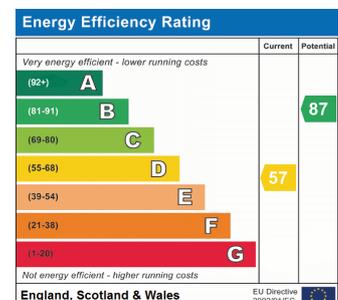
Cumbria

01900 828600

cockermouthlettings@lillingtons-estates.co.uk

Directions

From Cockermouth take the A66 to Workington, after approximately one mile take the first left towards Brigham, follow the road round to the right to Broughton Cross. The property can be found 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.