

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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01946 590412
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33 EHEN ROAD, EGREMONT, THORNHILL CA22 2SJ
RENT £550 PCM

A lovely semi detached family home situated close to the local school and shop. Offered on an unfurnished basis with immediate effect, the property includes an entrance hall, a spacious lounge/diner with French doors to garden, modern kitchen and separate utility room. To the first floor there are three bedrooms and a twin aspect bathroom. The property also has front and rear gardens plus a large shillied parking area to the side. The property is well located for Sellafield main site with good road access via the A595.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £1,000.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band D

Hallway

Patterned double glazed uPVC door into hallway, stairs rising to first floor, doors to kitchen and lounge/diner, single panel radiator.

Lounge/Diner

21' 7" x 12' 4" max, 9'1 min (6.58m x 3.76m) Double glazed uPVC window to front, single panel radiator, electric stove effect fire on hearth, double glazed uPVC French doors to rear with blinds, dado rail, single panel radiator.

Kitchen

9' 3" x 9' 2" (2.82m x 2.79m) Range of units at base and eye level, rolled edge work surfaces, breakfast bar, one and a half bowl stainless steel sink with mixer tap, radiator, integrated oven and hob with filter over, tiling double glazed uPVC window to rear, door to utility room.

Utility Room

9' 3" x 5' 2" (2.82m x 1.57m) Double glazed window to rear, space for washing machine and tumble dryer, double panelled radiator, wall mounted gas boiler, double glazed uPVC door to front.

Landing

Double glazed uPVC window to side, loft access, door to all rooms.

Bedroom 1

12' 4" x 10' 0" (3.76m x 3.05m) Double glazed uPVC window to front, single panel radiator, door to storage cupboard, fitted wardrobes.

Bedroom 2

10' 10" x 9' 2" (3.30m x 2.79m) Double glazed uPVC window to rear, single panel radiator, wood style flooring

Bedroom 3

8' 6" x 8' 0" max, 5'4 min (2.59m x 2.44m) Double glazed uPVC window to front, double panelled radiator, door to storage cupboard.

Bathroom

Patterned double glazed uPVC windows to side and rear, low level WC, pedestal hand wash basin with mixer tap, panelled bath with mixer tap with electric shower over and screen, tiling, inset down lighters and radiator.

Externally

The property occupies a good frontage with garden area and path to front door, plus a generous gravelled parking area to the side with door into utility and side gate to rear garden.

The rear garden includes patio area with dwarf retaining fence leading to a lovely garden with lawn and mature planting

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: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 7Mbps / Superfast 77Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates 3 has no service indoors but the other networks have signal inside. 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 Lillingtons on behalf of 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 south on the A595 take the signed turn right to Thornhill, proceed across the first junction onto The Crescent and follow the road round, immediately after the play park turn right into Ehen Road, the property is almost 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.