

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
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www.lillingtons-estates.co.uk



26 MELBREAK AVENUE, COCKERMOUTH, CUMBRIA CA13 9AE
RENT £850 PCM

This well presented semi detached home is handily located for access to local schools and the town centre and is available on an unfurnished basis with immediate effect. Benefitting from a double glazed conservatory to the rear, the property also includes an entrance hall, double aspect living room, modern kitchen, two bedrooms and a first floor wet room style shower room. There is also a drive to the side leading to a garage and a garden laid to lawn.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £850.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

Entrance Hall

A part glazed wooden door leads to hall with doors to rooms, stairs to first floor, smoke alarm

Living room

15' 0" x 9' 10" (4.57m x 3.00m)

A double aspect room with double glazed windows to front and rear, electric fire with surround and hearth, radiator, carbon monoxide alarm

Kitchen

15' 0" x 7' 8" (4.57m x 2.34m)

Double glazed windows to side and rear, range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, gas cooker, wall mounted extractor, space for washing machine and fridge, carbon monoxide alarm, radiator, wood style flooring, door to rear porch

Porch

Under stairs storage cupboard, part glazed door to conservatory

Conservatory

8' 10" x 7' 0" (2.69m x 2.13m)

Double glazed construction with double glazed roof and blinds, part double glazed door into garden

Landing

Doors to rooms, double glazed window to rear with blinds, radiator, loft access, smoke alarm

Bedroom 1

15' 0" x 10' 0" (4.57m x 3.05m)

Double glazed window to front and rear, double radiator

Bedroom 2

7' 10" x 7' 2" (2.39m x 2.18m) Double glazed window to front, radiator, built in cupboard housing combi boiler

Wet room

Double glazed window to rear with blind, wet room area with floor drain and electric shower unit, pedestal hand wash basin, low level WC. Tiled walls, radiator, extractor fan

Externally

To the front there is an area laid to lawn with gated path to front door and a drive at the side leading to garage. The rear garden is laid to lawn with hedgerow border and outside tap. Single garage with up and over door and window to 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.

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

The Ofcom website states (at 28/10/25) that 3 has good signal indoors and outside. EE has good signal outside but variable service indoors. O2 and Vodafone have good signal outdoors but limited service inside.

Broadband type & speed: Standard 16Mbps. Superfast 75Mbps

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 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

From the office turn left at the traffic lights onto Lorton Road and at the sharp right hand bend take the left turn into the top of Kirkgate. Follow the road round to the right into Windmill Lane and take the left hand turning into Melbreak Avenue. follow the road along and the property will be situated on the left hand side.

