

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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



3 VICTORIA ROAD, COCKERMOUTH CA13 9PA
RENT £1,000 PCM

This beautifully presented town house close to Cockermouth town centre is available immediately on an unfurnished basis. Tastefully decorated throughout, the spacious property briefly comprises living room with bay window and log burning stove, a separate dining room, generous kitchen with fitted cooker, fridge-freezer, washing machine and dishwasher, two first floor bedrooms a large family bathroom with separate shower enclosure plus a third attic style bedroom to the second floor. The property also benefits from a low maintenance rear garden area and storage outbuilding.

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 C

Entrance Vestibule

Traditional wood entrance door with fanlight above leads into the vestibule with 'Amtico' flooring, a further wood partially glazed door leads into the inner hallway.

Inner Hallway

Radiator, Amtico flooring, cornice and corbelled arch, stairs rising to first floor and doors to living and dining room.

Living Room

11' 11" x 11' 9" (3.63m x 3.58m)

Bow bay sash window to front, a log burning stove on a slate hearth with sandstone lintel above, exposed floor boards, period style radiator, cornice and picture rail.

Dining Room

12' 6" x 12' 4" (3.81m x 3.76m)

Double glazed uPVC window to rear, wood grain effect laminate flooring, feature fireplace (decorative only), radiator, coving, door to kitchen.

Kitchen

12' 6" x 9' (3.81m x 2.74m)

Fitted with a range of base and wall level units in country pine, with complementary work surfaces, inset one and a half bowl stainless steel sink and drainer unit with mixer tap, freestanding cooker with double oven, dishwasher, floor standing gas combination boiler, integrated fridge freezer, washing machine. Double glazed uPVC window to side and double glazed uPVC door to rear providing access to the garden area, pantry with shelving and light.

Landing

Split level landing with doors to the bedrooms, bathroom and to stairs leading to loft room.

Bathroom

12' 7" x 9' 2" (3.84m x 2.79m)

Fitted with a contemporary white four piece suite comprising low level WC, wall mounted wash hand basin with mixer tap, panelled bath with mixer tap and hand shower attachment plus a walk in shower enclosure with thermostatic rain head shower, glass screen and hand shower attachment, obscured double glazed uPVC windows to the side and rear, inset spotlights, extractor fan and radiator.

Bedroom 1

15' 10" x 11' 10" (4.83m x 3.61m)

Two sliding sash windows to front, period style radiator.

Bedroom 2

13' 2" x 9' 7" (4.01m x 2.92m)

Double glazed uPVC window to rear, radiator.

Bedroom 3

14' 5" x 14' 11" (4.39m x 4.55m)

Double glazed uPVC dormer window to front, double glazed Velux window to the rear, exposed brick feature wall, two eaves storage cupboards and two radiators.

Garden

There is an enclosed garden area to the rear of the property, with a storage outbuilding, corner arbour with seat and gate to rear pedestrian access lane.

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: B

Fixtures & Fittings: Carpets, fitted cooker

Broadband type & speed: Standard 17Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates 3 & O2 have service indoors but the other networks have limited signal. All networks have signal outdoors

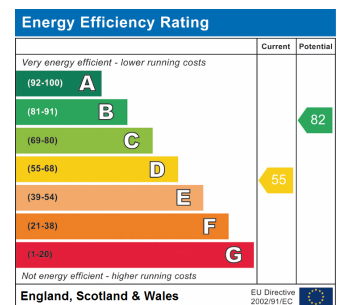
Mains water, gas, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by 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 proceed along Lorton Street, crossing the river and onto Victoria Road, where the property will be situated on the right hand side towards the top of the terrace.



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.