

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

**Telephone:**  
01946 590412  
**Website:**  
[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)



**85 SENHOUSE STREET, MARYPORT, CUMBRIA CA15 6BU  
£600 PCM**

AVAILABLE NOW and UNFURNISHED is this well presented and spacious two bedroom maisonette, situated in the centre of Maryport offers good size open lounge/dining area, open plan kitchen area, two double bedrooms, one with dressing room/storage area attached, bathroom. There is also a ground floor storage area.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £600.00 applies.

Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC Band: D

## Entrance Area to First Floor Landing

Main ground floor door leading to storage area and further door to stairs to first floor landing, stairs to second floor, door to lounge/dining/kitchen area.

## Storage Area

Lockable internal storage area, suitable for bikes etc.

## Kitchen

Range of units at base and eye level, roll edge work surfaces, spaces for free standing cooker, washing machine and fridge freezer, two windows to rear, wall mounted combination boiler, tiled floor, filter over cooking area, one and a half bowl sink with mixer tap.

## Lounge/Dining area

Laminate flooring, open to kitchen and lounge area, two radiators, door to storage cupboard, bow bay window to front.

## Front Bedroom

'L' Shaped room, window to front, radiator.

## Rear Bedroom

Window to rear, radiator, door to storage/dressing room.

## Dressing/Storage Room

Useful area for storage.

## Bathroom

Part clad, part tiled, laminate flooring, panelled bathy with electric shower over, pedestal hand wash basin, low level WC, window to rear, radiator, extract fan.

## Additional Information

Council Tax Band: A

The Ofcom website states (at 11/04/2024) that EE, Three, O2 and Vodafone are all available for both voice and data indoors at this address, and in addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (19Mbps) and superfast (80Mbps).

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

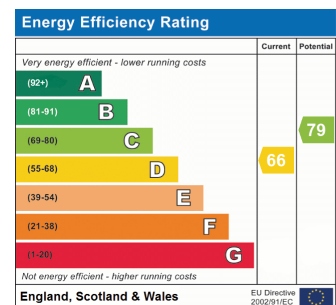
## Directions

From the main A596 (Curzon Street) turn onto Senhouse Street. The property is located a short way up on the left side.

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

Branch Address:  
58 Lowther Street  
Whitehaven  
CA28 7DP

Tel: 01900 828600  
cockermouth@lillingtons-estates.co.uk



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.