

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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01946 590412
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www.lillingtons-estates.co.uk



50 KIRKGATE, COCKERMOUTH, CUMBRIA CA13 9NT
RENT £850 PCM

A charming double fronted Grade II listed character cottage in the heart of Cockermouth which is situated within an easy walk of all the pubs, bars, shops and restaurants. The furnished property is available with immediate effect and includes a generous living room, a modern fitted kitchen with dining area, two useful store cupboards, two double bedrooms and a first floor bathroom.

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. EPC band D

Living room

14' 7" x 10' 10" (4.45m x 3.30m)

A traditional wooden glazed front door opens into living room, window to front, inglenook style fireplace with inset cast iron stove gas fire, double panelled radiator, door to kitchen, door to rear storage cupboard, door to cupboard under stairs with washing machine, door to stairs which lead up to first floor.

Kitchen/Dining room

11' 8" x 6' 0" (3.56m x 1.83m)

Units at base and eye level, complimentary work surfaces with tiling over, stainless steel sink with mixer tap, integrated fridge, integrated oven and hob with filter over, wood style flooring, space for dining table and chairs with window to front, radiator.

Landing

Doors to all rooms and cupboard housing wall mounted gas combination boiler.

Bedroom 1

11' 8" x 11' 2" (3.56m x 3.40m)

Sash window to front, radiator, original feature fire place

Bedroom 2

11' 8" x 6' 10" (3.56m x 2.08m)

Sash window to front, radiator.

Bathroom

Window to side, extractor fan, 'P' shaped bath with fitted screen, mixer tap and shower attachment, low level WC, pedestal hand wash basin, tiling, radiator, vinyl flooring.

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

Broadband type & speed: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates 3 has good service indoors and out. Other networks have good service outside but limited signal indoors

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 our office, stay on Station Street taking the left-hand lane at the traffic lights by Sainsbury's. Turn left onto the B2592 Lorton Street and follow the road, over the river until reaching the 90-degree bend where you need to turn left onto Kirkgate. The property is a short way along on the left hand side after the Swan Public House, on the corner of Macreth Row.



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.