

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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



**8 HUNTINGTON PLACE, WORKINGTON, SEATON CA14 1PA
RENT £750 PCM**

This lovely mid terrace cottage in the heart of Seaton is a real find. Well presented and modernised the unfurnished property is available with immediate effect and comprises of open plan lounge/dining/kitchen with integrated appliances, a stylish modern bathroom, a main bedroom with vaulted ceiling, two further bedrooms and an enclosed garden located separate from the house at the front. Plenty of on road general parking located at the rear.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £725.00 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

Via a uPVC part glazed front entrance door into the lounge area.

Living/Dining/Kitchen

A stunning open plan living, dining and kitchen room with double glazed windows to both front and rear. The lounge has an electric pebble style fire suite and double radiator, wood style flooring. The dining area has space for table and chairs, wood style flooring. The kitchen area has a range of base and eye level units having solid wood work surfaces and single drainer sink unit, 5 ring gas hob, oven and extractor hood. Ceramic tiled splash back and tiled flooring, integrated fridge and freezer, recessed spot lights. Radiator with cover, cupboard housing gas combi boiler. Under stairs cupboard with space for washing machine. Door to rear lobby.

Rear Lobby

With a uPVC part glazed rear entrance door, tiled floor, double radiator and stairs to first floor.

Landing

With Velux roof window and doors leading off, coved ceiling. A built in storage cupboard over the stairs.

Bedroom 1

A lovely bedroom with a double glazed window to the front and a radiator. Vaulted ceiling with exposed beams.

Bedroom 2

With double glazed window to rear and radiator.

Bedroom 3

With double glazed window to rear and radiator.

Bathroom

Incorporating a modern white suite comprising P shaped bath with thermostatic twin head shower over and screen, wash hand basin with cupboards under and low level WC. PVC splash areas, wood style flooring, chrome ladder radiator, extractor fan, wall hung storage cabinet and Velux window to side.

Externally

The front of the property is accessed via a narrow private lane which is owned by the next door property, but has pedestrian access for the row of cottages. There is a separate enclosed garden mainly laid to lawn at the front. On road parking is available at the rear.

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 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge and freezer

Broadband type & speed: Standard 4Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE has signal indoors but other providers have limited service. 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

Come up the hill from Workington and when heading through Seaton along Main Road, continue past the petrol station and shops, under the bridge and before reaching Brookside on the left, take the turning signposted for Huntington Place.



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.