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11 CAMERTON ROAD, SEATON, WORKINGTON, CUMBRIA CA14 1LP  
£850 PCM

AVAILABLE SOON is this recently refurbished UNFURNISHED end terraced cottage.

The property benefits from a newly fitted kitchen, lounge, 3 bedrooms and bathroom. To the rear is a garden which has stunning views over the surrounding countryside and a detached garage.

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: E

## Entrance Hall

Accessed via a uPVC double glazed door. Laminate flooring. Stairs to the first floor, door to:-

## Lounge

14' 2" x 12' 4" (4.32m x 3.76m) uPVC double glazed window. Radiator. Double doors leading to the kitchen. Laminate flooring. Coal effect electric fire housed in a composite surround and hearth

## Dining Kitchen

12' 3" x 12' 0" (3.73m x 3.66m) Fitted with a range of modern wall and base units housing a ceramic hob with extractor hood over, single electric fan oven, laminate worktop with stainless steel sink and drainer with mixer tap. Radiator. uPVC double glazed window. Radiator. Laminate flooring. Door to under stair cupboard. Door to utility area.

## Utility Area

uPVC double glazed door which leads to the rear garden over a shared right of way.

## First Floor Landing

Feature glass panelled bannister. Doors to:-

## Bedroom One

uPVC double glazed window. Radiator

## Bedroom Two

12' 2" x 9' 4" (3.71m x 2.84m) uPVC double glazed window. Radiator.

## Bedroom Three

7' 8" x 6' 8" (2.34m x 2.03m) uPVC double glazed window. Radiator.

## Bathroom

7' 7" x 6' 5" (2.31m x 1.96m) Fitted with a three piece suite comprising of wash hand basin, bath with dual shower head mains mixer, and WC. Composite planning. Laminate flooring. Airing cupboard. uPVC double glazed window with frosted glass.

## Garage

Detached garage

## Gardens

Laid to lawn with shrubs and borders

## Additional Information

Council Tax Band: A

The Ofcom website states (at 03/12/2024) that O2 is available for both voice and data, Vodafone for voice only indoors at this address, EE & Three have no availability for either, and in addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (12Mbps) and superfast (47Mbps).

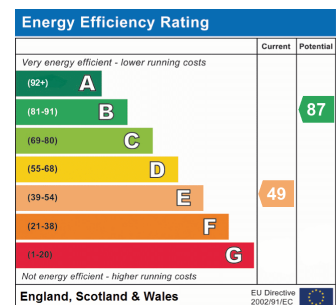
Mains water, sewage, gas and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by the landlord directly.

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

Heading into Workington via the A596, continue straight and take the 2nd exit from the roundabout. Stay in the right hand lane through the 1st set of traffic lights and then stay straight on at the 2nd. Follow the road to the next roundabout and take the 2nd exit. Continue for approximately 1 mile and then take the right turn onto Church Road. Turn right onto Causeway Road and follow to Low Seaton and Camerton Road. Number 11 is located on the right hand 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.