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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)



**25 OAKTREE CRESCENT, COCKERMOUTH, CUMBRIA CA13 9HR  
RENT £995 PCM**

A semi detached home in a sought after area within the town which is offered unfurnished. The property which boasts a mature garden with views towards the fells includes entrance hall, living room, dining room, kitchen, three bedrooms and family bathroom. In addition there is gas central heating and an attached garage with driveway. Available immediately.

The landlord has requested; No Pets and No Smokers.

A Tenancy deposit of £995.00 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 Hall

Double glazed door leads into hall with window beside, door into living room, stairs to first floor, double radiator, wood effect floor.

## Living Room

12' 6" x 10' 10" (3.81m x 3.30m)

Double glazed window to front with blinds, electric fire with surround and hearth, double radiator, coved ceiling, under stairs cupboard, opening into dining room.

## Dining Room

11' 1" x 9' 8" (3.94m x 2.95m)

Double glazed window to rear with views to the fells, double radiator, space for table and chairs, coved ceiling, door into kitchen.

## Kitchen

Fitted in a modern range of base and wall mounted units with work surfaces, including single drainer sink unit, tiled splash back, integrated fridge, electric cooker and extractor, space for washing machine, wall mounted boiler, radiator, coved ceiling, double glazed window to rear, storage cupboard, wood effect vinyl flooring, double glazed door into garden.

## Landing

Doors to rooms, double glazed window to the side, access to loft space, linen cupboard with radiator.

## Bedroom 1

11' 5" x 10' 2" (3.48m x 3.10m)

Double glazed window to front, radiator, built in wardrobe, coved ceiling.

## Bedroom 2

13' 1" x 10' 2" (3.99m x 3.10m)

Double glazed window to rear, with fell views of Grasmoor, radiator, built in wardrobe, coved ceiling.

## Bedroom 3

9' 2" x 7' 7" (2.79m x 2.31m)

Double glazed window to front, stair bulkhead, radiator

## Bathroom

Recently fitted to include panel bath with shower attachment and screen, pedestal hand wash basin, low level WC. Double glazed window to rear, heated towel rail, mirror, extractor fan, wood effect flooring.

## Garden

To the front of the property a driveway leads to attached garage with up and over door, path leads to front door, garden area with mature planted beds and borders. Side access to rear garden which is also mature in nature including plants, bushes and trees, gravelled central area, circular area for statue at end, potting shed, outside tap, built in cupboard, personal door into garage.

## Directions

From the town centre proceed along Main Street, past the Market Square and onto Castlegate Drive. Turn left into Isel Road and next right into Oaktree Crescent where the property will be situated on the right hand side.

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

Branch Address:

39a Station Street,

Cockermouth

CA13 9QW

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

## Additional Information

Council Tax Band: C

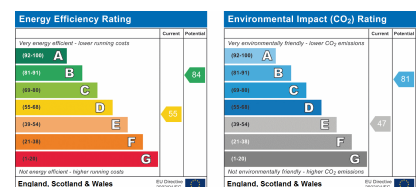
Mains water, sewage, gas and electricity are connected and the tenant will be responsible for charges relating to these services.

Broadband type & speed: Standard 16Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom as of January 26' indicates 3 has signal indoors but other providers are limited indoors. All providers have signal outdoors.

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.



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.