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**6 WALKMILL GARDENS, WELLINGTON, GOSFORTH CA20 1EF
£1,200 PCM**

This beautiful detached residence is set in a sought after development on the outskirts of Gosforth in the Lake District National Park, wonderfully placed for access to the delights of Wasdale and Eskdale. The property which is offered part furnished with immediate effect includes living room, study, ground floor WC, large conservatory, kitchen/dining room and utility, four generous bedrooms, ensuite shower room and bathroom. There are enclosed gardens to rear and a double garage with ample parking.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £1200.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC Band: C

Entrance Hall

PVC door leads into hall with doors to rooms, stairs to first floor, coved ceiling and a radiator.

Ground Floor Wc

Double glazed window to front, pedestal hand wash basin and low level WC, radiator, extractor fan, coved ceiling.

Study

9' 11" x 8' 11" (3.02m x 2.72m) Double glazed window to front, radiator, coved ceiling.

Living Room

25' 11" x 15' 5" (7.90m x 4.70m) A large living room with double glazed patio doors into garden, opening into conservatory, gas living flame fire with surround and hearth, two double radiators, coved ceiling, door to kitchen.

Conservatory

12' 11" x 10' 11" (3.94m x 3.33m) Double glazed construction with double glazed roof, double radiator.

Kitchen/Dining Room

15' 5" x 14' 11" (4.70m x 4.55m) Fitted with a modern range of base & wall mounted units & work surfaces to include single drainer sink unit, tiled splash back, gas hob with oven under and extractor fan over, integrated dishwasher and fridge, space for table and chairs, double glazed window to rear, double radiator, tile effect floor, door to utility.

Utility Room

8' 11" x 8' 5" (2.72m x 2.57m) Double glazed door to garden, fitted cupboards and work surfaces, single drainer sink unit, space for washing machine and tumble dryer, radiator, tile effect floor.

Landing

Two double glazed windows to front, doors to rooms, linen cupboard, radiator, coved ceiling.

Bedroom 1

15' 10" x 14' 11" (4.83m x 4.55m) Double glazed window to rear, single radiator, walk in wardrobe, coved ceiling, door to ensuite shower room.

Ensuite Shower Room

5' 11" x 3' 11" (1.80m x 1.19m) Double shower enclosure with thermostatic shower unit over, pedestal hand wash basin and low level WC, tiled areas, radiator, double glazed window to rear, coved ceiling, extractor fan.

Bedroom 2

15' 2" x 8' 4" (4.62m x 2.54m) Double glazed window to rear, radiator, coved ceiling.

Bedroom 3

15' 2" x 12' 6" (4.62m x 3.81m) Double glazed window to rear, radiator, access to loft space, coved ceiling.

Bedroom 4

9' 10" x 8' 2" (3.00m x 2.49m) Double glazed window to front, radiator, coved ceiling.

Family Bathroom

8' 11" x 8' 3" (2.72m x 2.51m) Fitted with panel bath and shower attachment, separate shower enclosure, pedestal hand wash basin and low level WC, tiled areas, radiator, double glazed window to side, coved ceiling, extractor fan.

Externally

To the front of the property there is an area laid to lawn with a block paved drive which leads to a double attached garage. Path to front door, access to rear garden. The rear garden is generous in size and is enclosed, being mainly laid to lawn with stocked raised borders.

Garage

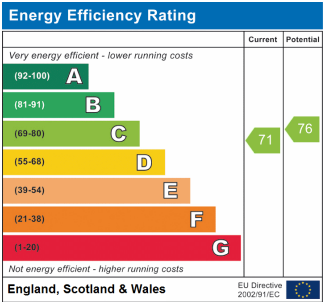
Double garage with powered door, boiler, power and light.

Directions

From Whitehaven take the A595 south past Egremont, through Calderbridge and taking the left hand filter lane posted for Gosforth. At the roundabout turn left and follow the lane through the village centre and out towards Wasdale. Take the prominent turn on the left into Walkmill Gardens where the property will be situated on the right hand side.

Additional Information

The Ofcom website states (at 02/07/2025) that EE,



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 firms employment has the authority to make or give any representation or warranty in respect of the property.