

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

**Telephone:**  
01946 590412  
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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)



1 MIRE HOUSE COTTAGES, ULLOCK, WORKINGTON, CUMBRIA CA14 4TP  
RENT £750 PCM

This lovely traditional, terraced cottage in the pretty village of Ullock is available on an unfurnished basis with immediate effect and includes a spacious, modern kitchen/dining room, a generous living room with open fireplace, two good size bedrooms and a first floor bathroom. The property also has parking at the front and parking locally in a small bay area.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £750.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC Band: E

## Kitchen/Dining Room

Entry door opens into room, two double glazed uPVC windows to front, double panelled radiator, wood grain laminate flooring, space for fridge and washing machine, ceramic sink with mixer tap, integrated slim line dish washer, integrated oven and hob with filter over, range of units at base and eye level with complementary work surfaces and matching upstands, door to lounge.

## Lounge

Two double glazed uPVC windows to rear, door to rear, double panelled radiator, door to under stairs storage and stairs rising to first floor, original fireplace and exposed beams.

## Landing

Doors to all rooms, loft access.

## Front Bedroom

Double glazed uPVC window to front, door to storage cupboard housing electric boiler and cupboard housing water cylinder, single panel radiator.

## Rear Bedroom

Double glazed uPVC window to rear, original fireplace, doors to two storage cupboards.

## Bathroom

Patterned double glazed uPVC window to front, chromed heated towel rail, low level WC, pedestal hand wash basin, panelled bath with electric shower over and fitted screen.

## 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 2Mbps / Superfast 77 Mbps / Ultrafast 1000 Mbps

Mobile reception: Data retrieved from Ofcom as of March 26' indicates that O2 and Vodafone have signal outdoors, other providers are limited. All providers have limited signal indoors.

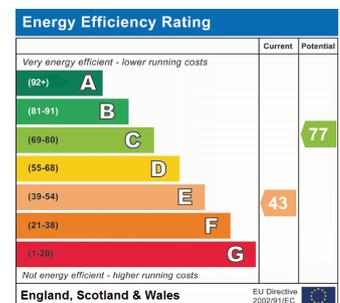
Mains water, sewage and electricity are connected and the tenant will be responsible for charges relating to these services. Heating via electric boiler with radiators.

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

From Cockermouth take the A5086 south towards Lamplugh. Pass the turnings for Dean and take the right hand turn to Ullock. Continue along and turn left opposite the block of garages, before the prominent bend/junction into a courtyard where the property is located.



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.