



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

SUMMARY

AVAILABLE NOW is this cute as a button end terraced cottage. Located in the village of Broughton Cross, which offers a regular bus route to nearby Cockermouth and Workington.

The property is offered UNFURNISHED and comprises of lounge, kitchen, utility area and bathroom to the ground floor. To the first floor are two double bedrooms with a further useful attic room (via a pull down ladder).

GROUND FLOOR

LOUNGE

14' 8" x 12' 0" (4.47m x 3.66m) Accessed via a uPVC double glazed door. Radiator. uPVC double glazed window. Glazed double doors which leads to the kitchen.

KITCHEN

11' 6" x 8' 9" (3.51m x 2.67m) Fitted with a range of painted wall and base units housing a freestanding electric oven with extractor hood over and stainless steel sink and drainer with mixer tap. Space for washing machine. Laminate worktop. Blue tiled splashback. Tiled flooring. uPVC double glazed window. Radiator. Understairs storage cupboard. Glazed door to rear inner hallway. Ceiling spotlight.

REAR INNER HALL

Radiator. Tiled flooring. uPVC door with frosted glass (to utility area). Door to bathroom and stairs to first floor.

UTILITY AREA

5' 9" x 5' 9" (1.75m x 1.75m) Covered area with plumbing for washing machine. uPVC double glazed door to rear yard.

BATHROOM

7' 3" x 6' 0" (2.21m x 1.83m) Fitted with a three piece suite comprising "P" shaped bath with mains mixer shower over, wash hand basin and WC. Laminate flooring. uPVC double glazed window with frosted glass. Extractor fan. Chrome ladder radiator.

FIRST FLOOR

LANDING

Doors to bedrooms. Airing cupboard. Loft hatch with pull down loft ladder

BEDROOM ONE

12' 1" x 11' 5" (3.68m x 3.48m) uPVC double glazed window. Radiator.

BEDROOM TWO

uPVC double glazed window. Radiator. Cupboard which houses combi boiler

SECOND FLOOR

ATTIC ROOM

Accessed via a pull down loft ladder. Fully boarded with light and power.

EXTERNALLY

REAR YARD

Access to rear lane

ADDITIONAL INFORMATION

Council Tax Band: A

The Ofcom website states (at 31/05/2024) that EE is available for voice indoors at this address, and limited for Three, O2 & Vodafone. Data is available for EE but limited for EE, O2 & Vodafone. In addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (2Mbps) and superfast (72Mbps).

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.

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

01900 828600

cockermouthlettings@lillingtons-estates.co.uk

DIRECTIONS

From Cockermouth take the A66 to Workington, after approximately one mile take the first left towards Brigham, follow the road round to the right to Broughton Cross. The property can be found on the right hand side.

