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19 ROW BROW, MARYPORT, DEARHAM CA15 7JR  
PRICE £575 PCM

A recently renovated end terrace traditional house in the village of Dearham which is offered on an unfurnished basis January 2025.. The surprisingly spacious accommodation includes a living room with multi fuel stove, and open plan dining room which leads into a generous modern kitchen with separate breakfast bar, a ground floor shower room and two first floor bedrooms.

The landlord has requested; No benefits payments, No Pets and No Smokers.

A Tenancy deposit of £575.00 applies.

Other tenancy related fees may also apply, please see our website or

### Entrance

PVC front door leads into living room.

### Living Room

Double glazed window to front, double radiator, meter cupboards, multi fuel stove with tiled hearth, wood effect flooring, opening into dining room.

### Dining Room

Double glazed window to side, double radiator, exposed stonework around door opening, stairs to first floor, breakfast bar and space for dining table, wood effect flooring, open into kitchen.

### Kitchen

Newly fitted in a range of white base and wall mounted units with work surfaces, single drainer sink unit, splashback, electric hob with eye level oven and extractor fan, space for washing machine and fridge, double radiator, wood effect flooring, wall mounted boiler. Rear lobby area with space for storage, double glazed door to rear and door into shower room.

### Shower Room

Double glazed window to side, shower cubicle with thermostatic unit, hand wash basin and hidden cistern WC in fitted unit, tile effect flooring, extractor fan, chrome towel rail.

### Landing

Doors to bedrooms.

### Bedroom 1

Double glazed window to front, double radiator, two built in cupboards.

### Bedroom 2

Double glazed window to side, double radiator, exposed beam.

### Directions

From Cockermouth take the A594 towards Maryport. Pass through Dovenby and at the Toll Bar Cottage bear right following this back road into Dearham. At The Mill pub turn sharp right uphill onto Row Brow and the property will be situated at the top 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

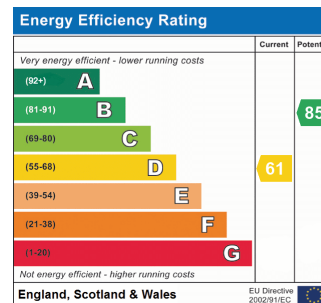
### Additional Information

Council Tax Band: A

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.



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.