

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
Website:
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21 WELLINGTON ROW, WHITEHAVEN, CUMBRIA CA28 7HE
RENTAL £850 PCM

Well located for the many facilities in the town centre and only a short stroll from the marina, this period property will make an excellent home. Offered on a part furnished basis with immediate effect, the property includes an entrance vestibule, a spacious living/dining room, a fitted kitchen and a ground floor shower room. to the first floor there are three bedrooms plus a handy shower room which has a ladder stair leading up to an attic room, a potential home office or hobby space. to the rear there is a low maintenance courtyard style garden.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £850.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band TBC

Entrance Vestibule

A part double glazed front door leads into vestibule, internal window into living room, part glazed door into living room

Living/Dining room

21' 9" x 14' 6" (6.63m x 4.42m) Double glazed window to front with blinds, electric fire with surround and hearth, stairs to first floor, storage cupboard, double glazed door to rear garden with double glazed window beside, door to kitchen

Kitchen

8' 6" x 8' 0" (2.59m x 2.44m) Fitted base and wall mounted units with work surfaces, single drainer sink unit, gas cooker with extractor, fitted washing machine and fridge, double glazed window to side, wall mounted combi boiler, tiled walls, door to rear lobby

Rear Lobby

Door to shower room, cupboard housing freezer, double glazed door to garden

Shower room

Double glazed window to side, walk-in shower enclosure with twin head thermostatic shower unit, pedestal hand wash basin, low level WC. Double radiator, tiled walls and flooring

Landing

Doors to all rooms

Bedroom 1

17' 6" x 8' 0" (5.33m x 2.44m) Double glazed window to rear with blinds, two double radiators, built in wardrobes

Bedroom 2

12' 6" x 7' 3" (3.81m x 2.21m) Double glazed window to front, double radiator, dado rail, wood style flooring

Bedroom 3

9' 6" x 6' 8" (2.90m x 2.03m)

Double glazed window to front, double radiator, built in cupboard, wood style flooring

Shower room

Shower cubicle with electric unit, two built in cupboards, ladder stair leading up to attic room

Attic room

A great hobby room or store with double double glazed window to rear, exposed beams, wood flooring

Externally

To the rear there is a courtyard style garden with useful shed, a paved patio area, planted borders to one side, rear access path for bins.

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: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Broadband type & speed: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE and Vodafone have good signal indoors and outside. O2 and 3 have good signal outside but variable signal indoors

Mains water, gas, sewage 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 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.

Directions

From the town centre head out towards Tesco and Weatherspoons and bear right onto the one way system. Turn left uphill along the rear of Weatherspoons onto Wellington Row and the property will be located on the left hand side.



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.