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3 DUKE STREET, WHITEHAVEN CA28 7EW
£800 PCM

In the heart of Whitehaven town centre and a few steps from the harbour, this generously proportioned town-house offers lounge, modern kitchen, cellar storage area, large airy bathroom, master bedroom with two further bedrooms and loft room. There is an outside space to the rear of the property.

EPC band: D

Entrance Vestibule

Solid door into vestibule with further door to lounge.

Reception

15' 8" x 12' 2" (4.78m x 3.71m) (At widest point)

Sash window to front, two radiators, door to rear hallway, open to kitchen.

Kitchen

11' 11" x 9' 8" (3.63m x 2.95m) Sash window to rear, range of units at base and eye level, complementary work surfaces, stainless steel sink with mixer tap, space for under counter appliance and upright fridge/freezer, integrated oven and hob, radiator.

Rear hallway

Stairs rising to first floor, door to rear outside area, door to cellar.

Cellar

Stairs down to cellar area.

Half landing

Window to rear

Landing

Doors to bathroom, bedroom 1 and stairs rising to second floor.

Bathroom

11' 11" x 8' 9" (3.63m x 2.67m)

Low level WC, panelled bath, pedestal hand wash basin, corner walk in shower, window to rear, radiator, door to boiler cupboard.

Bedroom 1

13' 8" x 12' 3" (4.17m x 3.73m) Two sash windows to front, radiator.

Half Landing

Window to rear

Landing

Doors to storage cupboard, bedrooms 2 and 3 and door to stairs leading to loft room.

Bedroom 2

14' 2" x 12' 2" (4.32m x 3.71m)

Two sash windows to front, radiator.

Bedroom 3

11' 11" x 9' 11" (3.63m x 3.02m)

Sash windows to rear, radiator.

Loft Room

17' 1" x 14' 9" (5.21m x 4.50m) (Restricted headroom for half of the floor area)

Two Velux style windows, one to front, one to rear.

Externally

Gravel area to the rear of the property.

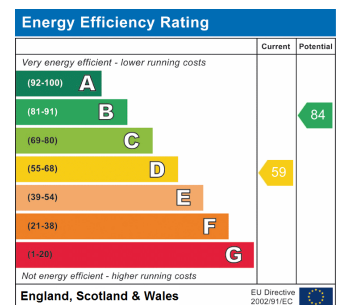
Additional Information

Parking by permit from council.

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.



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.