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7 PATERDALE AVENUE, WHITEHAVEN, CUMBRIA CA28 8RU
£900 PCM

AVAILABLE NOW is this recently refurbished three bedroomed semi detached house located in the popular residential area of Richmond, Whitehaven.

An ideal UNFURNISHED family home located close to public amenities including schools and the hospital. The accommodation comprises of lounge, brand new fitted kitchen/ diner, three bedrooms and newly fitted bathroom. Externally are gardens to the front and rear with two useful outhouses.

The initial tenancy is for a 6 month period.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £900 00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band D

Entrance Hall

Accessed via a uPVC double glazed door with feature centre panel. Vinyl flooring. Radiator. uPVC double glazed window. Under stair storage cupboard. Stairs to the first floor. Doors to:

Lounge

13' 2" x 12' 5" (4.01m x 3.78m) uPVC double glazed window. Radiator.

Kitchen Diner

18' 9" x 9' 8" (5.71m x 2.95m) Fitted with a range of modern wall and base units housing a four ring ceramic hob with single electric fan oven, integrated dishwasher, laminate worktop housing a stainless steel sink and drainer with mixer tap. Two uPVC double glazed windows. Vinyl flooring. Radiator.

Landing

uPVC double glazed window. Airing cupboard which houses the Combi Boiler. Doors to:

Bedroom One

12' 9" x 9' 9" (3.89m x 2.97m) uPVC double glazed window. Radiator.

Bedroom Two

11' 2" x 9' 3" (3.40m x 2.82m) uPVC double glazed window. Radiator. Storage cupboard.

Bedroom Three

8' 8" x 8' 0" (2.64m x 2.44m) uPVC double glazed window. Radiator. Over stair storage cupboard.

Shower Room

7' 1" x 5' 4" (2.16m x 1.63m) Fitted with a three piece suite comprising of walk in shower cubicle with electric Mira shower, wash hand basin and WC. Panelled walls, uPVC double glazed window with frosted glass. Single glazed window with frosted glass.

Gardens

To the front and rear of the property are gardens which are laid to lawn.

Outbuildings

Leading from the kitchen are two outbuildings in the covered area which offers access to the front and rear of the property.

EPC Band D

Council Tax Band A.

The Ofcom website states (at 14/05/2024) that EE, O2 and Three is available for both voice and data, Vodafone has limited availability for data and in addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (4Mbps) and superfast (37Mbps).

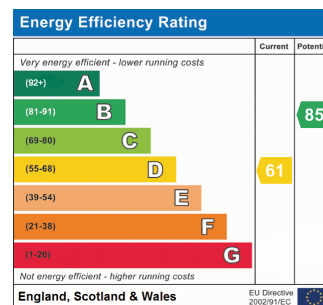
Mains water, sewage, gas and electricity are connected.

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

Leaving Whitehaven via Inkerman Terrace, at the traffic lights turn right onto the Hensingham by-pass. Take the left hand lane and take the first left. Continue to the mini roundabout and take the first exit. Continue on Main Street and take the right hand turn onto Richmond Hill Road. Take the first left onto Muncaster Road following the road until you will see the left hand turn onto Patterdale Avenue. Number 7 is 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.