

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
Website:
www.lillingtons-estates.co.uk



**18 BRIDGE END PARK, EGREMONT, CUMBRIA CA22 2RH
£700 PCM**

This well maintained bungalow is located close to the centre of Egremont and is handy for amenities. Offered part furnished with immediate effect the property includes an entrance lobby, a generous living room, a dining room which is open to a decent fitted kitchen, a conservatory, two bedrooms and a bathroom with separate shower enclosure. The gardens are private and low maintenance and to the side there is a single garage with parking space. There is plenty more residents parking available at the front of the property.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £700.00 applies.

Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC Band: C

Entrance Vestibule

A part double glazed PVC door leads into vestibule with part glazed door to living room

Living room

Double glazed bow window to front, fire surround, dado rail, radiator, door to bedroom 2 and inner hall

Bedroom 2

Double glazed sliding doors into garden, radiator, coved ceiling, dado rail

Inner Hall

Doors to rooms, radiator, access to loft space

Dining room

Double doors to conservatory, two built in cupboards, space for table and chairs, radiator, wood style flooring, arch leads into kitchen

Kitchen

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit, gas cooker and extractor, eye level oven and microwave, integrated fridge, space for washing machine, wall mounted boiler, double glazed window to rear, double glazed door to garden

Conservatory

Double glazed construction with polycarbonate roof, double glazed door to garden, radiator, wood style flooring

Bedroom 1

Double glazed window to front, built in wardrobes, radiator, coved ceiling

Bathroom

Double glazed window to front, panel bath with separate shower enclosure and electric shower unit, pedestal hand wash basin, low level WC. Half tiled walls

Externally

To the front of the property there is a small garden frontage with path to front door. A drive for one vehicle leads to attached garage with up and over door, personal door to rear, power and light connected. The rear garden is enclosed and is mainly laid with block paving to be low maintenance with a decking area and a couple of flower beds to boundaries.

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

The Ofcom website states (at 04/07/2024) that all providers offer service outdoors at the property and call service indoors is likely for all, however data services may be limited. Currently the property is served by standard broadband (17Mbps) and superfast (80Mbps).

Council Tax Band: D

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 agent directly 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 Whitehaven head south on the A595 passing Bigrigg and on to Egremont. Cross the first two roundabouts and at the 3rd by St Thomas Cross turn right into Cringlethwaite. Pass the garage and turn left into Bridge End Park and the property will be situated on the right side of the central parking area.



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.