

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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



**19 STATION CLOSE, EGREMONT, CUMBRIA CA22 2FB
RENTAL £895 PCM**

This modern semi detached property in Egremont is spread over three floors, offering four bedrooms. Offered part furnished with immediate effect, the property includes an entrance hall with WC. Fitted kitchen plus living room, three first floor bedrooms with a family bathroom and a top floor main bedroom with ensuite. A great place to call home.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £895.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC band E

Entrance

A part double glazed door leads into entrance hall

Entrance Hall

Doors to WC, kitchen and living room, stairs to first floor, electric ceiling heating

Ground floor WC

Double glazed window to front, low-level WC, wall mounted hand wash basin, wood style flooring

Kitchen

Double glazed window to front, fitted in a wide range of base and eye level units with work surfaces and splashback tiling, single drainer sink unit, four ring gas hob with electric oven and extractor, space for washing machine and fridge freezer, wood style flooring, electric ceiling heating

Living/Dining room

Double glazed French doors lead out into garden, double glazed window to rear, under stair storage cupboard, wood style flooring, electric ceiling heating, fitted sofas plus dining table with chairs

Landing

Doors to rooms, stairs rise to 2nd floor landing

Bedroom 2

Two double glazed windows to front, electric ceiling heating, double bed and fitted wardrobe

Bedroom 3

Double glazed window to rear, electric ceiling heating, single bed with fitted wardrobe

Bedroom 4

Double glazed window to front, electric ceiling heating, fitted single bed

Bathroom

Double glazed window to side, panel bath, pedestal hand wash basin and low-level WC. Tiling to half wall height, extractor fan, wood style flooring, electric ceiling heating.

Landing

Landing area with Velux window, eaves storage cupboard and door to bedroom one

Bedroom 1

Two Velux windows to front, door to en-suite, electric ceiling heating

En-suite Shower room

Velux window to rear, shower cubicle with electric shower unit, pedestal hand wash basin and low-level WC. Tiling to half wall height, extractor fan.

Externally

To the front of the property there is a tarmac parking area for two cars with a side path leading to an access gate into back garden

The rear garden is enclosed by fencing and includes a paved patio area with the remainder laid to artificial grass and with a rear access gate

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: C

Broadband type & speed: Standard 16Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to Jan 26th indicates O2 has good service inside and out. 3 has good signal outside and variable indoors. EE & Vodafone have good signal outside but limited service indoors.

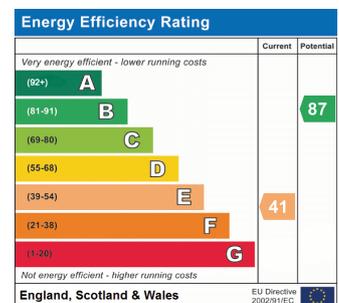
Mains water, gas, sewage and electricity are connected, with electric ceiling heating and the tenant will be responsible for charges relating to these services.

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 Whitehaven head south on the A595 passing through Brigrigg and on to Egremont. Cross the first roundabout and at the second turn left into East Road. Take the first turning left and follow into the modern estate, turning left into Station Close. At the T-junction at the head of the cul de sac turn left and the house will be located on the right 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.