

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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www.lillingtons-estates.co.uk



**5 OLD SMITHFIELD, CUMBRIA, EGREMONT CA22 2QW
RENT £650 PCM**

A mid terrace cottage in a no through road offering lounge/diner, kitchen, ground floor bathroom with shower, two bedrooms and an attic room. Also benefitting from uPVC glazing and combination boiler. Enclosed yard to rear and local on street parking. Property is unfurnished and available immediately.

The landlord has requested; No Pets and No Smokers.

A Tenancy deposit of £650.00 applies.

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

EPC Band: E

Lounge/Dining Room

Solid uPVC entrance door into lounge/dining room with panel over, double glazed uPVC window to front, two radiators, stairs rising to first floor, double glazed uPVC door to rear, door to kitchen.

Kitchen

Units at base and eye level, rolled edge work surface with tiling over, door to under stairs cupboard, electric cooker, spaces for under counter appliance and fridge freezer, stainless steel one and a half bowl sink, with mixer tap, double glazed uPVC window to side, door to bathroom.

Bathroom

Double glazed patterned window to side, panelled bath with electric shower over, pedestal hand wash basin, low level WC, radiator, tiling.

Landing

Double glazed uPVC window to rear, doors to bedrooms and stairs rising to loft room.

Bedroom 1

Double glazed uPVC window to front, door to under stairs cupboard, radiator.

Bedroom 2

Double glazed uPVC window to rear, radiator, wall mounted gas combination boiler.

Loft Room

Velux style windows to front and rear, radiator.

Outside Space

Front

Laid to hardstanding.

Rear

Yard area with gated access, door to storage shed and outside tap.

Directions

Taking the A595 from Whitehaven towards Egremont, at the first roundabout after arriving at Egremont take the third exit into Howbank Road, proceed along the length of the road taking the second right, turn into Smithfield Road taking the second left into Green Moor Road, almost immediately is an unmarked turn on the right for Old Smithfield, turn left almost immediately, the property is at the far end of the lane on the right.

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

Additional Information

Council Tax Band: A

Services: Mains water, sewage, gas and electricity are connected and the tenant will be responsible for charges relating to these services.

Broadband type & speed: Standard 1Mbps / Superfast 12Mbps

Mobile reception: Data retrieved from Ofcom as of August 25' indicates O2 has variable signal indoors and other providers have limited signal indoors. All providers have good signal outdoors.

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.