



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.





### SUMMARY

A well presented unfurnished semi detached house on the outskirts of town, available immediately and including an entrance hall, spacious living room, modern kitchen/dining room, side porch/WC, three bedrooms and a modern shower room. There is plenty of parking to the front and a lovely enclosed garden the the rear with decking area.

EPC band TBC

### GROUND FLOOR ENTRANCE HALL

A part double glazed PVC door leads into hall with double glazed window to side, stairs to first floor, double radiator, wood style flooring, doors to living room and kitchen

### LIVING ROOM

12' 8" x 12' 4" (3.86m x 3.76m) Double glazed window to front with blinds, double radiator, coved ceiling, electric wall mounted fire, double doors to dining area

### KITCHEN/DINING ROOM

18' 10" x 10' 0" (5.74m x 3.05m) Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, inset sink unit, electric hob oven and extractor, integrated microwave and slimline dishwasher, space for washing machine and tumble dryer, coved ceiling. Dining area with space for table, double radiator, double glazed French doors to garden, wood style flooring

### SIDE PORCH/WC

With double glazed windows and PVC doors to front and rear. Low level WC.

### FIRST FLOOR LANDING

Double glazed window to side, doors to rooms, access to loft space, coved ceiling

### BEDROOM 1

13' 0" x 11' 0" (3.96m x 3.35m) Two double glazed windows to front with blinds, radiator, coved ceiling

### BEDROOM 2

11' 0" x 10' 3" (3.35m x 3.12m) Double glazed window to rear, radiator, coved ceiling

### BEDROOM 3

9' 10" max x 7' 8" (3.00m x 2.34m) Double glazed window to front, built in cupboard, radiator, coved ceiling

### SHOWER ROOM

Double glazed windows to side and rear, walk-in shower enclosure with twin head thermostatic shower unit, extractor fan, hand wash basin and hidden cistem WC with Corian style top and cupboards under, chrome towel rail, wood style flooring, PVC cladding to splash areas

### EXTERNALLY

To the front of the property there is a block paved parking area for 3 vehicles. The garden to one side is strimmed back ready for cultivation. Path to front door and side porch. The rear garden is enclosed and includes a decking area for seating with steps leading up to an area laid to lawn.

### 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: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

The Ofcom website states (at 15/10/24) that EE, Three, O2 and Vodafone are all available for both voice and data indoors at this address, and in addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (0.6Mbps) and superfast (8Mbps).

Mains water, 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.

### DIRECTIONS

From the town centre head out on St Bees Road passing Asda. Continue out of the town and turn left downhill onto Mirehouse road. Take the third left turn into Gable Road and then turn right into Kirkstone Road where the property will be situated on the left hand side.

