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26 WHINLATTER ROAD, WHITEHAVEN, CUMBRIA CA28 8DE
£950 PCM

AVAILABLE now and offered on a part furnished tenancy is this superbly presented three bedroomed semi detached home. The accommodation comprises porch, entrance hall, lounge, kitchen/diner, three bedrooms and modern four piece bathroom. Gardens to the front and rear and on street parking.

The landlord has requested; No Pets and No Smokers.

A Tenancy deposit of £950.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

Entrance Porch

7' 0" x 4' 2" (2.13m x 1.27m) Accessed via a composite door and uPVC windows. Tiled flooring. Panelled ceiling.

Entrance Hall

Accessed via a uPVC door with frosted glass panel. uPVC double glazed window. Ceiling downlights. Vertical radiator. Tiled flooring. Understair storage area. Stairs to the first floor. Door to:

Lounge

13' 0" x 12' 8" (3.96m x 3.86m) uPVC double glazed window. Vertical radiator. Ceiling downlights. Laminate flooring. Feature electric fire

Dining Kitchen

19' 5" x 10' 8" (5.92m x 3.25m) Accessed via the hallway. Fitted with a range of modern gloss wall and base units housing an integrated washing machine, dishwasher (offered on a non-repair/replace basis), integrated microwave, double oven, four burner gas hob and extractor hood. Granite worktops and contrasting splashbacks and stainless steel "Belfast" sink. Freestanding American fridge freezer (offered on a non-repair/replace basis). Wall mounted combi boiler. uPVC double glazed French doors which lead to the rear garden. Two uPVC double glazed windows and uPVC double glazed door to the side passageway. Ceiling downlights. Tiled flooring

First Floor Landing

uPVC double glazed window. Loft access. Doors to:

Bedroom One

13' 1" x 11' 0" (3.99m x 3.35m) Two uPVC double glazed windows. Radiator. Ceiling downlights. Wall mounted TV. Laminate flooring.

Bedroom Two

11' 9" x 10' 3" (3.58m x 3.12m) uPVC double glazed window. Radiator. Ceiling downlights. Radiator. Laminate flooring

Bedroom Three

9' 6" x 7' 7" (2.90m x 2.31m) uPVC double glazed window. Radiator. Laminate flooring. Over stair storage cupboard.

Bathroom

9' 5" x 5' 4" (2.87m x 1.63m) Fitted with a four piece suite comprising of walk in shower cubicle with dual mains shower attachments, freestanding roll top bath, wash hand basin and WC. Fully tiled. uPVC double glazed window with frosted glass. Ceiling downlights. Ladder radiator

Front Garden

Tiered Lawned area which has steps to the front door

Rear Garden

Paved seating area which has steps which leads to the lawned area.

Outhouses

To the side of the property are two outside storage rooms

ADDITIONAL INFORMATION

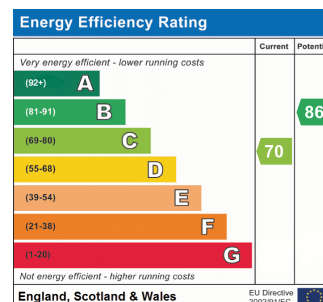
Council Tax Band: A

The Ofcom website states (at 22/10/24) 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 (1.0Mbps) and superfast (21Mbps).

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



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.