

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

**Telephone:**  
01946 590412  
**Website:**  
[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)



**14 BRIDGE END PARK, EGREMONT CA22 2RH**

**£795 PCM**

This end terrace house is ideal for the professional couple and will rent to the first viewer! The unfurnished accommodation includes entrance hall, living/dining room, fitted kitchen, two generous bedrooms, a dressing room with a range of wardrobes and first floor bathroom. The garden has been newly paved and there is ample parking to the front.

The landlord has requested; No Pets and No Smokers.

A Tenancy deposit of £795.00 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 Hall

Double glazed PVC door leads into hall with door to living room, stairs to first floor, radiator, wood effect flooring.

## Living/Dining Room

Double glazed window to front with blinds, double glazed patio doors to garden, two double radiators, electric fire with surround, wood effect flooring, under stairs storage cupboard, coved ceiling.

## Kitchen

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit, tiled splash back, electric cooker, fitted washing machine and fridge freezer, double radiator, double glazed window to rear, wood effect flooring, wall mounted boiler.

## Landing

Double glazed window to the side, doors to all rooms, access to the loft space, built in cupboard.

## Bedroom 1

Double glazed window to front, radiator.

## Bedroom 2

Double glazed window to rear, radiator.

## Dressing Room

A former 3rd bedroom and now fitted in a range of fitted wardrobes to both walls, double glazed window to front.

## Bathroom

P-shaped bath with curved screen, electric shower unit, pedestal hand wash basin, low level WC. Chrome towel rail, double glazed window to rear, extractor fan.

## Garden

To the front is an area for convenient parking with an allocated space provided in a central area in the cul de sac nearby. Enclosed rear garden newly laid with paving, side access gate.

## Directions

From Whitehaven take the A595 south to Egremont. Pass the first two roundabouts and at the 3rd turn right into Vale View. Pass the petrol station and turn left into Bridge End Park where the property will be situated at the end of the cul de sac on the right hand side.

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

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

## Additional Information

Council Tax Band: B

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 20Mbps

Mobile reception: Data retrieved from Ofcom as of January 26' indicates that all providers have signal outdoors but are limited indoors.

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 landlord directly.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	74
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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 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 firms employment has the authority to make or give any representation or warranty in respect of the property.