

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

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



**3 DUKE STREET, WHITEHAVEN CA28 7EW**  
**RENT £850 PCM**

Located in the heart of Whitehaven town centre and a just few steps from the promenade and marina, this generously proportioned town-house which is offered on an unfurnished basis with immediate effect includes a living room with shutters, a modern kitchen, a useful cellar storage area, a large first floor bathroom and main bedroom, two second floor bedrooms and an attic bedroom to the top floor. There is a compact outside space to the rear of the property.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £850.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band D

### Entrance Vestibule

Solid door with fanlight over leads into vestibule with further door to lounge.

### Reception

15' 8" x 12' 2" (4.78m x 3.71m) (At widest point)

Sash window to front with shutters, two radiators, tv plinth, door to rear hallway, open to kitchen.

### Kitchen

11' 11" x 9' 8" (3.63m x 2.95m) Sash window to rear, range of units at base and eye level, complementary work surfaces, stainless steel sink with mixer tap, space for washing machine and upright fridge/freezer, integrated electric oven and hob

### Rear hallway

Stairs rising to first floor, door to rear outside area, double radiator, door to cellar.

### Cellar

Stairs down to cellar area.

### Landing

Doors to bathroom, bedroom 1 and stairs rising to second floor, window to rear.

### Bathroom

Low level WC, panelled bath, pedestal hand wash basin, separate double shower enclosure with thermostatic shower unit, window to rear, double radiator, extractor fan, door to boiler cupboard.

### Bedroom 1

13' 8" x 12' 3" (4.17m x 3.73m) Two sash windows to front, radiator.

### Landing

Doors to storage cupboard, bedrooms 2 and 3 and door to stairs leading to loft room, window to rear.

### Bedroom 2

14' 2" x 12' 2" (4.32m x 3.71m)

Two sash windows to front, radiator.

### Bedroom 3

11' 11" x 9' 11" (3.63m x 3.02m)

Window to rear, radiator.

### Attic Bedroom

17' 1" x 14' 9" (5.21m x 4.50m) (Restricted headroom for half of the floor area)

Vaulted ceiling with two Velux style windows, one to front, one to rear, double radiator.

### Externally

Paved area to the rear of the property with 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: B

Roadside parking via permit from council

Fixtures & Fittings: Carpets, oven hob and extractor

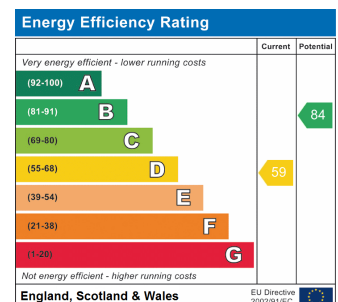
Broadband type & speed: Standard 18Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates. All networks have signal indoors and outdoors

Mains water, gas, 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.