

SMEATONS

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CR- 335

CUMBRIA

To Let **UNFURNISHED**

5 Crossgates, Lamplugh
The Three Bedroom Mid Terraced Cottage



A three bedroom mid terraced cottage located at Crossgates, Lamplugh, providing easy access to Cockermouth, Workington or Sellafield to the south. The accommodation briefly comprises: living room, kitchen, dining room, three bedrooms and bathroom.

Rent: £450 pcm

Deposit: £450

Admin Fee: £75 pp + VAT

No Pets

No Smokers

No DSS

VIEWINGS: By appointment with the Agent

Smeatons for themselves and the value of this property whose agents they are given notice that:
1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the Part of Smeatons or the vendor.
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ENTRANCE: By way of UPVC double glazed door into

DINING ROOM: 12' x 10'4". With radiator and uPVC window.

KITCHEN: 12' x 10'8". With range of units. A solid fuel stove powers the central heating system x 8 radiators, provides hot water, used for cooking with an additional immersion heater for when Rayburn is not on.

UTILITY ROOM: With UPVC rear door. WC and wash hand basin.

SITTING ROOM: 25' 10'9" max. With solid fuel fire, UPVC double glazed window, and radiators.

Stairs from the sitting room area lead to the first floor landing with doors to

BEDROOM 1: 11'6" x 10'6". Having a UPVC double glazed window and radiator.

BEDROOM 2: 11'1" x 8'4". Having a UPVC double glazed window and radiator.

BEDROOM 3: 11'4" x 11'1". Having a UPVC double glazed window and radiator.

BATHROOM: 10'8" x 7'3". Having bath with electric shower over, sink and WC.

A staircase from the landing leads to two attic rooms above for storage.

SERVICES: Mains electric, water and drainage.

Agents Note: There are no gardens available with this property. However a separate garden can be negotiated on if required at a later date.

DIRECTIONS: Take the A5086 from Cockermouth to Egremont. When travelling south from Cockermouth the cottages located on the left hand side, being one of a row of cottages at Crossgates and sitting directly opposite the junction and signpost for Lillyhall and Workington.



Smeatons for themselves and the valuers of this property whose agents they are given notice that:
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