

# SMEATONS

**Residential & Commercial Property Agents, Chartered Surveyors, Valuers & Auctioneers**

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**Workington**

**CUMBRIA**

## **To Let** **UNFURNISHED**

### **62 RIVERSIDE, GREAT CLIFTON** **The Two Bedroom Linked Bungalow with Gardens**



This two bedroom property is located in a quiet location and nicely maintained. The lounge has a fire surround and gas fire. The light dining kitchen has a range of cream units and patio doors leading to the garden. This property has UPVC double glazing, gas central heating and is carpeted throughout.

**Rent: £400 pcm**

**Deposit: £400**

**Admin Fee: £75 pp + VAT**

**No Pets**

**No Smokers**

**No DSS**

**VIEWINGS: By appointment with the Agent.**

Smeatons for themselves and the valuers 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 front door with glazed panel giving access into

**Hallway:** With storage cupboard and doors to

**Living Room:** 19'7" x 12'2" (6m x 3.71m). Having a gas fire with decorative surround.

**Dining Kitchen:** 19'5" x 7' (5.94m x 2.13m). Having a range of kitchen units, ceramic floor and patio doors leading to rear garden.

**Bathroom:** 5'10" x 5'8" (1.55m x 1.52m). Having a white three piece suite comprising WC, wash hand basin and bath.

**Bedroom 1:** 13'5" x 10' (4.11m x 3.04m).

**Bedroom 2:** 9'3" x 7'3" (2.75m x 2.14m).



**OUTSIDE:** The property has gardens to the front and rear.

**SERVICES:** Mains electricity, gas, water and drainage.

**DIRECTIONS:** From Workington onto the old A66 into Clifton turn left at Bow Flatts follow the road round to the right, turn left at the junction property on the left hand side.

[www.smeatons-uk.com](http://www.smeatons-uk.com)

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