



Skiddaw Crescent

Distington, Workington, CA14 5TU

£800 Per Calendar Month

Deposit £923



- To Let Unfurnished
- Spacious Modern Kitchen
- Three Bedrooms
- Front & Rear Gardens
- Council Tax Band - A

- Rent £800 PCM Deposit £923
- Open Plan Living Dining Room
- Bathroom & Upstairs WC
- Rear Outhouse/Store
- EPC - D

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This lovely three-bedroom mid-terrace house in Distington is ideal for professionals and families seeking a modern, low-maintenance home with excellent commuter links.

A lovely spec throughout, featuring double glazing and gas central heating.

Spacious open-plan lounge/diner leading to a modern kitchen and separate utility room.

Three well-proportioned bedrooms, all equipped with built-in wardrobes.

Private front and rear gardens with a functional brick outhouse/store.

Offered unfurnished.

Situated in Skiddaw Crescent, the property offers quick access to the A595, making it a perfect base for major local employers: Sellafield, West Cumberland and in close proximity to Workington and Whitehaven offering railway links to many locations along the west coast line.

EPC Rating D

Council Tax Band A (Copeland)

Sorry, no pets

Rent £800 PCM

Deposit £923

Holding Deposit £184

To arrange a viewing please request an application pack by emailing: cumbria_scot.lettings@hunters.com

Tel: 01228 584249

HALLWAY

Entrance door from the front with internal doors to the living/dining room and utility room. Stairs to the first floor with under-stairs storage cupboard. Radiator and double glazed window to the front aspect.

LIVING DINING ROOM

21'5" x 10'10" (6.53m x 3.30m)

Open plan living dining room. Double glazed window to the front aspect, two radiators and feature gas fire. Internal double doors to the kitchen.

KITCHEN

11'9" x 10'6" (3.58m x 3.20m)

Modern fitted kitchen with a range of base, wall and drawer units with complimentary worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, electric hob, extractor unit, one bowl stainless steel sink with mixer tap, integrated fridge, integrated freezer, radiator, two double glazed windows and external door to the rear.

UTILITY ROOM

7'11" x 6'9" (2.41m x 2.06m)

Fitted base and wall units with worksurfaces and tiled splashbacks. Space and plumbing for a washing machine, tumble drier and further under-counter appliance. One bowl stainless steel sink with mixer tap, radiator, double glazed window to the rear aspect and external door to the side passageway.

LANDING

Split-level stairs from the ground floor with internal doors to three bedrooms, bathroom and WC. Loft access point.

BEDROOM ONE

16'0" x 9'8" (4.88m x 2.95m)

Double glazed window to the front aspect, radiator and fitted wardrobes and matching units.

BEDROOM TWO

11'4" x 10'10" (3.45m x 3.30m)

Double glazed window to the rear aspect, radiator and built in wardrobes.

BEDROOM THREE

8'1" x 7'7" (2.46m x 2.31m)

Double glazed window to the rear aspect, radiator, fitted wardrobes and built in storage cupboard housing the gas boiler.

BATHROOM

Three piece suite comprising wash hand basin, bath with hand shower attachment and shower enclosure with mains shower. Fully tiled walls, obscured double glazed window, radiator and extractor fan.

WC

WC and obscured double glazed window.

EXTERNAL OUTHOUSE/STORE

Pedestrian access door into the outhouse, including WC and wash hand basin with further door to the store with power and lighting internally.

EXTERNAL

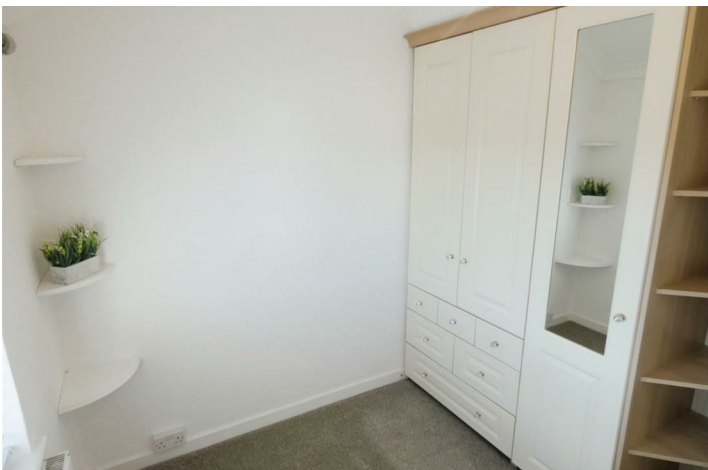
To the front of the property is a lawned garden with flower borders. Access pathway and steps from the pavement to the front door and shared access passageway to the rear. To the rear is a low-maintenance garden including a decked seating area and artificial lawn. Cold water tap to the rear.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - immune.ticking.thundered

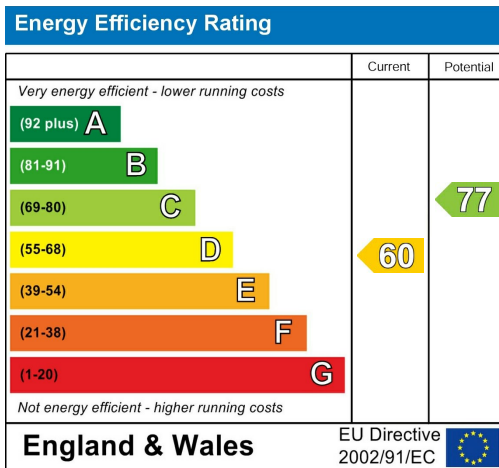
Floorplan







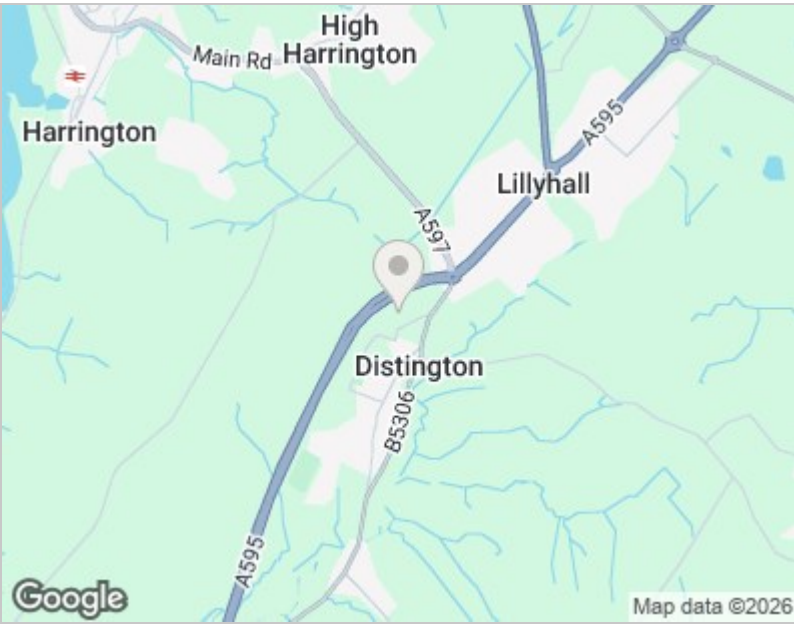
Energy Efficiency Graph



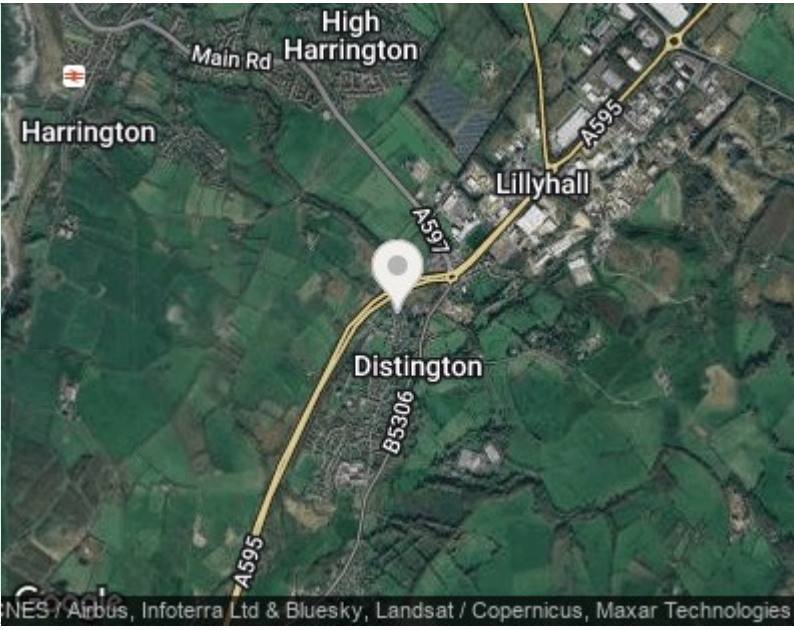
Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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