



# GRISDALES

PROPERTY SERVICES



## Wynburn Ennerdale Road, Cleator Moor, CA25 5LL

**£170,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

This 'doer upper' detached Bungalow offers unique living in a popular residential area of Cleator Moor. With LARGE extension enabling ample amounts of living space, it is the only property on this road like this! Comprising of two double bedrooms, family shower room, kitchen, reception room, second large lounge diner, utility room, versatile inner hallway with potential for office use... What more could you be looking for?? And if that wasn't enough the Bungalow offers a detached Garage, off road parking and well maintained private gardens. Please call 01946 693931 to arrange a viewing today!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, double glazing, Mains water, drainage, gas and electric.

## ENTRANCE

Via white uPVC double glazed front door into:

## HALLWAY

With door leading to:

## RECEPTION ROOM ONE



Front aspect double glazed window, radiator, TV and telephone points, open entrance leading into:

## INNER HALLWAY



Currently used as office space. Door leading to:

## KITCHEN



Wooden wall and base units with complementary work

surfaces, built-in dishwasher, gas hob with stainless steel extractor hood, built-in electric oven and grill, built-in separate fridge and freezer, wall mounted boiler, stainless steel ladder style radiator, rear aspect double glazed window with garden view.

## EXTENSION LOUNGE/DINER



Large extension; benefitting from a mix of wooden and carpeted floor. Front aspect double glazed window, rear aspect double glazed patio doors, radiator, TV point, loft hatch (ladder fitted), sliding double glazed door back into the inner hallway of the main bungalow.

## BEDROOM ONE



Double in size, rear aspect double glazed window, radiator.

## BEDROOM TWO



Double in size, front aspect double glazed window, radiator.

## BATHROOM



Three piece suite comprising of walk-in shower with complimentary, easy maintenance shower panelling, WC and sink. Stainless steel ladder style radiator, white wall tiles, side aspect double glazed frosted window.

## EXTERNAL - FRONT



Gated garden with path to front door, double sided grassed lawn area wrapping around to the external rear.

## EXTERNAL - REAR



Patio area, grassed lawn and path to external utility room.

## EXTERNAL UTILITY ROOM

With plumbing for washing machine.

## GARAGE



Single detached with gated driveway parking for one car.

## DIRECTIONS

From Whitehaven take the B5295 to Cleator Moor, straight on past the market square onto Ennerdale Road. The Bungalow is located on the right hand side on the corner of Priory Drive, just before Sproats chip shop.

## COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band B.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

\*Please note these details have yet to be approved by the vendors.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds

smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## **FREE MARKET APPRAISAL**

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## **LETTINGS AND MANAGEMENT**

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## **SURVEYS AND VALUATIONS**

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### Ennerdale Road, Cleator Moor, CA25

Approximate Area = 1398 sq ft / 129.8 sq m  
 Garage = 141 sq ft / 13 sq m  
 Total = 1539 sq ft / 142.8 sq m  
 For identification only - Not to scale

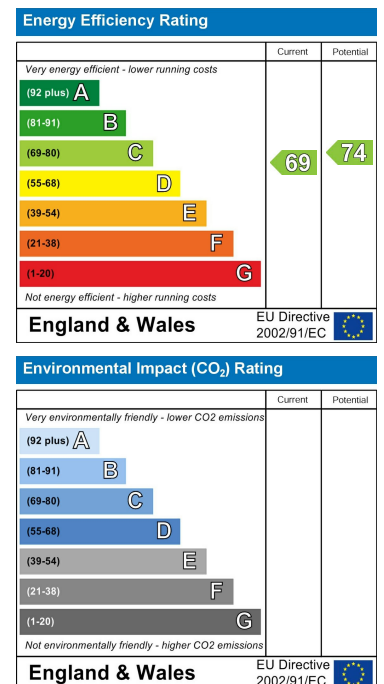


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2025. Produced for Grisdales. REF: 1311238

## Area Map



## Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.