GRISDALES
PROPERTY SERVICES

144 Ennerdale Road, Cleator Moor, CA25 5LQ

£850 Per Month

PLEASE APPLY ON OUR WEBSITE

Welcome to Ennerdale Road, Cleator Moor - a charming mid terrace house that could be your next dream home! This property boasts a spacious layout with 1 reception room, 2 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

As you step inside, you'll be greeted by a large lounge, perfect for relaxing with family or entertaining guests. The well-appointed kitchen offers plenty of space for dining. The three bedrooms provide privacy, with one of them featuring an ensuite bathroom for added convenience. Imagine unwinding after a long day in your own private oasis!

Outside, you'll find a delightful private garden where you can enjoy the fresh air, indulge in gardening, or simply soak up the sunshine. With off-road parking for one vehicle, you'll never have to worry about finding a spot after a long day.

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

ENTRANCE

Is via composite front door into hallway. Door leading to:

LOUNGE DINER
23'9" x 14'3" (7.25 x 4.36)

2 radiators. Front aspect double glazed window. Stairs to first floor. Dining table +8 chairs. Corner sofa and footstool. Coffee table and TV unit. Door leading to:

KITCHEN DINER
19'1" x 13'11" (5.84 x 4.26)

A range of cream gloss wall and base units with complementary work surfaces. 2 radiators. Tiled flooring alongside black wall tiling. Skylight. Patio doors leading to rear garden. Appliances include integrated electric oven and hob with overhead extractor fan. American style freestanding fridge/freezer. Door leading to:

UTILITY AND DOWNSTAIRS WC

Washing machine and dishwasher included in let. Door leading to downstairs WC and wash hand basin. Wall mounted boiler.

FIRST FLOOR LANDING
Double storage cupboard. Loft hatch. Velux window.

BEDROOM 1
16'9" x 8'3" (5.11 x 2.52)

Rear aspect double glazed window. Double in size. Radiator. Grey laminate flooring. Telephone point. Double bed, including mattress. Wardrobe. Door leading to:

EN-SUITE
4'11" x 4'11" (1.50 x 1.52)

3-piece suite comprising of walk-in shower, WC and wash hand basin. Sink side aspect frosted window beige wall and floor tiling radiator.

BEDROOM 2

2 front aspect double glazed windows. 2 radiators. double in size. Large integrated wardrobe. chest of drawers. 2 bedside cabinets. TV point.

BEDROOM 3

2.67 x 2.62 (0.61m.20.42m x 0.61m.18.90m)

Rear aspect double glazed window. Single in size. Radiator. Laminate flooring. Storage cupboard. Single bed and mattress. Bedside cabinet. Desk. TV point.

BATHROOM

Three piece suite comprising of bath, W.C and sink.

REAR EXTERNAL

Patio seating area with grassed lawn. Gate leading to driveway parking for one vehicle. Please note the garage is not included in the let.

DIRECTIONS

From Whitehaven take the B5295 to Cleator Moor, straight on past the market square onto Ennerdale Road, the property is located on the right hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

THE CONSUMER PROTECTION REGULATIONS 2008/VIEWINGS

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 landlord.

DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent and it will be returned at the end of the tenancy providing there is no damage, the Inventory is correct and there are no rent arrears. The deposit will be held by the Deposit Protection Service (a custodial service scheme in accordance with the Tenancy Deposit Legislation) and returned to you as per the Tenancy Agreement.

HOLDING DEPOSIT

Grisdales takes a Holding Deposit for from a tenant to reserve a property. This is one week's rent and for this property will be £195.

This Holding Deposit will be held for up to 15 days (what is known as Deadline for Agreement). From taking the Holding Deposit, the Tenancy Agreement must be entered into (signed by both parties and dated) before the Deadline for Agreement. However, Grisdales can agree with the tenant in writing that a different date (for example, an extension) is to be the Deadline for Agreement. Please make your own enquiries as to when the Holding Deposit can be repaid to you and when it can be retained by Grisdales.
Should the tenancy commence, unless the tenant advises otherwise in writing, it is agreed that the amount of the Holding Deposit will be deducted from the first payment of rent.

THE TENANCY
The property is offered on an Assured Periodic Tenancy.

WHO WILL LOOK AFTER THE PROPERTY?
The property will be managed by your landlord but you will pay rent to Grisdales.

NSURANCE
You are required to have sufficient means to cover your liability for the Landlord's fixtures and fittings as set out in the Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively you could purchase a suitable insurance policy to cover this liability.

The Landlord's insurance policy does not cover your possessions within the property. You are advised to consider the need for Tenants Insurance, which usually includes cover for your own possessions and accidental damage to the Landlord's items.

The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlords Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

RENTAL PROTECTION PLAN
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love should the unexpected happen during the length of the plan – ask to speak with our Protection Specialist.

APPLICATIONS
Applications for the tenancy are to be made to Grisdales. The application form is on our website – please go to www.grisdales.co.uk, Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further on-line application form for Homelet, our reference provider. References will then be carried out which can take up to 7 days.

PROOF OF IDENTITY
When you apply for a property to rent through Grisdales, you will be required to PERSONALLY provide identification in its ORIGINAL format.
This can be in the form of:
· Valid passport
· Valid photo card driving licence
· National Insurance Certificate
· Firearms Certificate
· Birth Certificate

WHAT HAPPENS NEXT?
Please see our website for further information.

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.

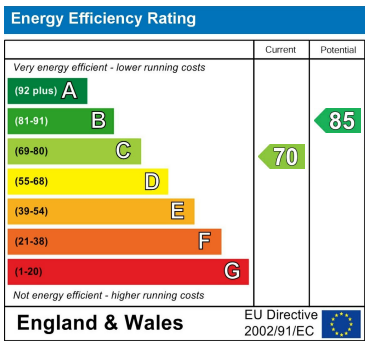
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

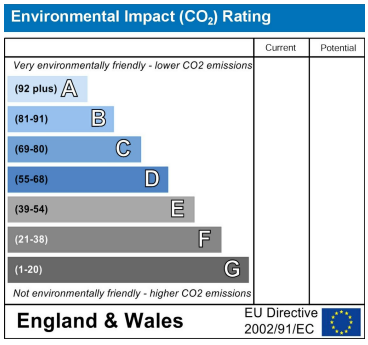
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.