



# GRISDALES

PROPERTY SERVICES



## 9 Arlecdon Parks Road, Arlecdon, CA26 3XG

**£80,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\* Three storey mid terrace which enjoys stunning views of the Ennerdale fells to the front of the property. This spacious three bedroomed property situated in the quiet village of Arlecdon and is for Sale with No Forward Chain with a tenant in situ - perfect for any buy to let landlord to add to their portfolio without the hassle of finding a new tenant and already fully compliant with current lettings legislation. To arrange a viewing, call us today on 01946 693931.

Helping you find your perfect new home...

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

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

## THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage supplies.

The boiler was installed in 2021, and has been serviced annually.

The property is for sale with a tenant in situ, currently paying £420 pcm. (Gross Yield 6.3%)

## ENTRANCE HALL

Double glazed door.

## LIVING/DINING ROOM

20'8" x 15'1" (6.30 x 4.61)



Two double glazed windows, electric fire, radiator.

## KITCHEN

10'0" x 6'9" (3.05 x 2.06)



Fitted with a range of wall and base units, double glazed windows, inset stainless steel sink unit, electric cooker, fridge freezer, radiator.

## REAR HALL

Double glazed door, washing machine.

## BATHROOM



W.C, wash hand basin, bath with overhead shower, double glazed window, radiator.

## BEDROOM ONE

16'1" (max) x 14'5" (max) (4.92 (max) x 4.41 (max))



Double in size, double glazed window, radiator.

## BEDROOM TWO

15'1" x 11'1" (4.61 x 3.40)



Double in size, double glazed window, radiator.

## BEDROOM THREE

12'2" (max) x 11'1" (max) (3.71 (max) x 3.39 (max))



Double in size, double glazed window, radiator, skylight.

## EXTERNALLY



There is a yard to the rear of the property and parking is by way of on street parking. The property benefits from countryside views from the front and rear.

## FACILITIES

Heating is by way of gas central heating with an electric fire in the lounge.

## **DIRECTIONS**

From Whitehaven travel south on the A595 and get into the left hand lane signposted Cleator Moor. At the mini roundabout turn left to travel up Hensingham Main Street. At the second mini roundabout turn left to travel passed Mayfield School. At the roundabout continue ahead and then turn left signposted Frizington/ Arlecdon. Follow the road across Steel Brow and at the junction turn left onto the A5086. Follow the road into Arlecdon and the property can be found further along on the left hand side

## **COUNCIL TAX**

Copeland Borough Council (0845 054 8600) advise that this property is in Tax Band A

## **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.

## **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.

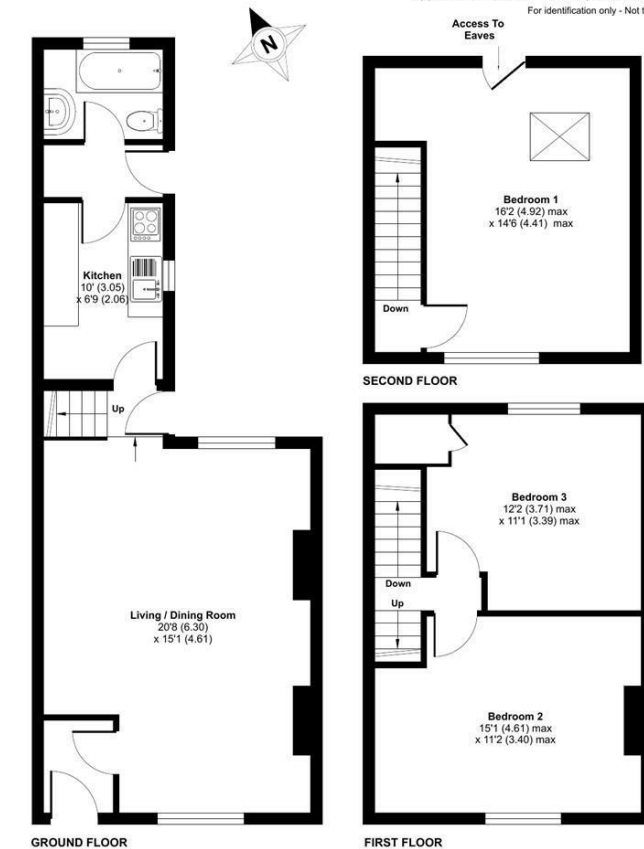
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### Arlecdon Parks Road, Arlecdon, Frizington, CA26

Approximate Area = 1042 sq ft / 96.8 sq m

For identification only - Not to scale

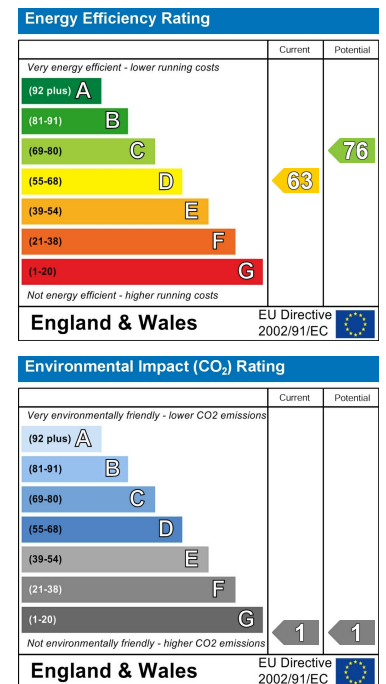


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Gradales. REF: 1342008

## 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.