



GRISDALES

PROPERTY SERVICES



112 Stainburn Road, Workington, CA14 1ST

£725 Per Calendar Month

PLEASE APPLY VIA OUR WEBSITE

What a fabulous two bedroomed end of terraced property this is! Located in a sought after area of Workington with good access into the town, the A66 and Lake District there are smashing views to the rear and a delightful garden with large shed. Inside you'll find a cosy lounge with wood burning stove, a spacious and practical dining kitchen with shower room off and upstairs two double bedrooms and the star of the show just has to be the large light and airy 4 piece en-suite bathroom!

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

WHAT YOU NEED TO KNOW

Gas central heating;
Double glazing.

ENTRANCE

The property is accessed via a composite door with chrome ironmongery and that leads into:

LOUNGE

12'0" x 11'7" (3.66 x 3.55)



With window overlooking the front, wood burning stove within a stone alcove within slate hearth, wall mounted television, wood effect laminate floor and door leading into cupboard under the stairs with coat hooks.

DINING KITCHEN

18'6" x 11'9" max (5.66 x 3.60 max)



With ample space for a dining table and fitted with a range of base and wall units in cream with chrome handles and dark wood laminate work surface over with green ceramic tile splash-back, freestanding 5-ring double oven with extractor fan

over, double ceramic sink unit with chrome mixer tap, washing machine, space for fridge/freezer, space for an additional appliance and boiler in cupboard. There is also LED spotlighting, quarry tiled floor, stairs to the first floor, clear uPVC door leading into the rear and door leading into:

SHOWER ROOM

6'5" x 5'4" (1.98 x 1.65)



With frosted window to the rear, extractor fan and spotlighting. Fitted with shower in cubicle with sliding doors and wall mounted Gainsborough shower and attachments, low level WC, white pedestal wash basin and grey tiled floor.

FIRST FLOOR LANDING

Stone feature wall, spotlighting and door into:

BEDROOM ONE

12'0" x 11'2" (3.67 x 3.41)



Window to the rear, spacious double bedroom with coving and door leading into:

EN-SUITE

11'7" x 6'8" (3.54 x 2.04)



With two frosted windows to the side and large window to the rear, giving a lovely view of the countryside to the Lakeland fells. Shower cubicle with wall mounted shower and attachments, white bath with tap connected shower and chrome mixer tap, low level WC and pedestal wash basin with chrome mixer tap; charcoal grey floor and fitted around bathroom with wipeable marble effect panelled walls.

BEDROOM TWO

12'1" x 12'0" (3.69 x 3.67)



Double room with aspect to the front and with walk-in cupboard.

PARKING

Parking is on the road to the front.

EXTERNALLY



To the rear, down the side of the property, down the alleyway which leads into a concrete yard area with step up to timber clad area with lawn beyond and large timber shed, accessed via pavings and slate chippings. The shed is triangular in shape and ideal for storage.

DIRECTIONS

The property is best approached from Cockermouth on the A66 heading towards Workington. At the roundabout take 3rd exit to B5297 Stainburn Road and as you approach Stainburn the property is on the left hand side.

COUNCIL TAX

We have been advised by Allerdale Borough 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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

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 £155

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 a 6 month Assured Shorthold Tenancy.

WHO WILL LOOK AFTER THE PROPERTY?

For peace of mind, the property will be managed by Grisdales.

INSURANCE

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 for an FREE appointment to discuss this plan with Lewis Morgan, 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 BUREAU

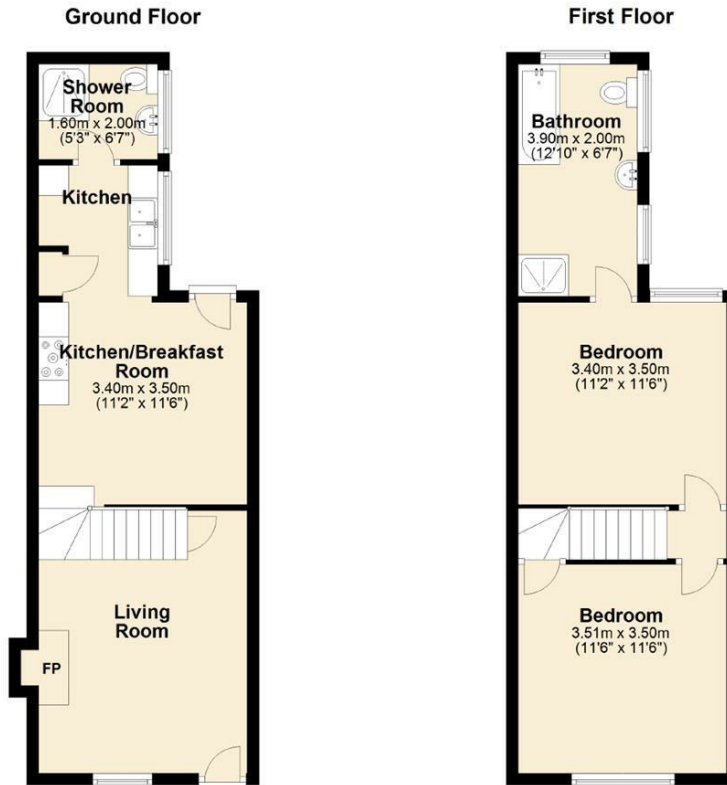
Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau – Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

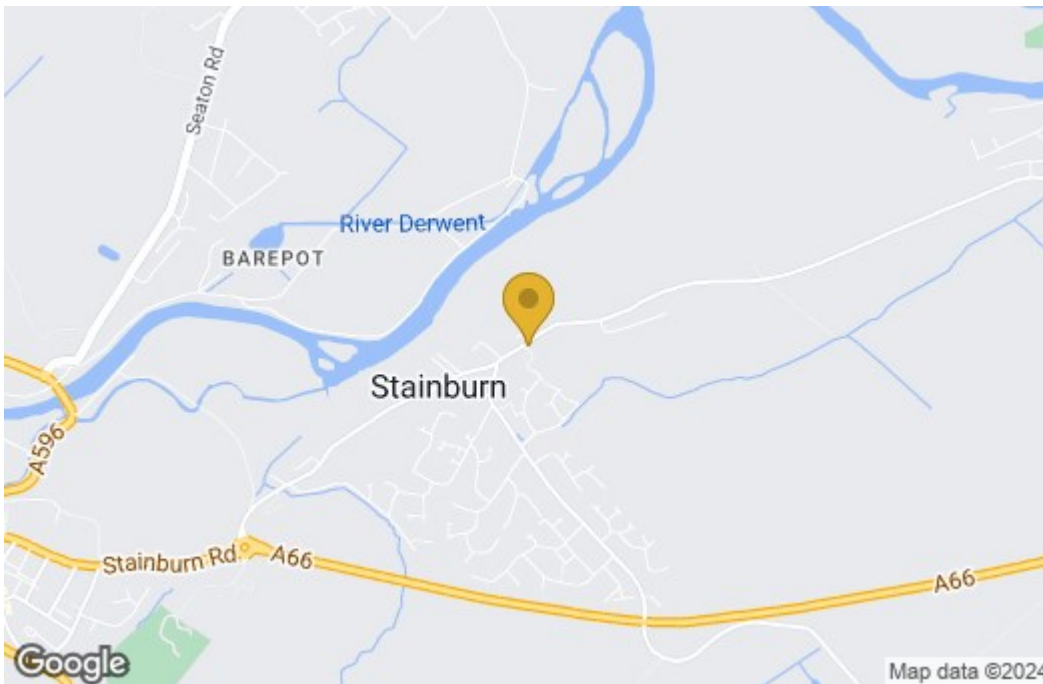
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

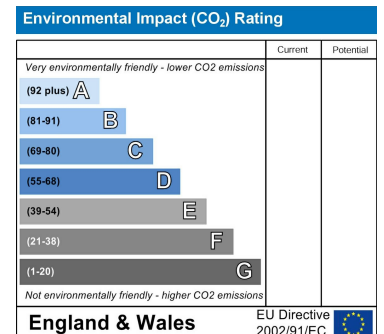
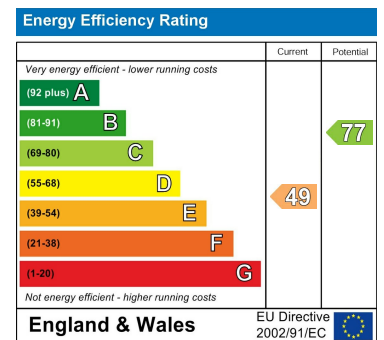


112 stainton road, Workington

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.