

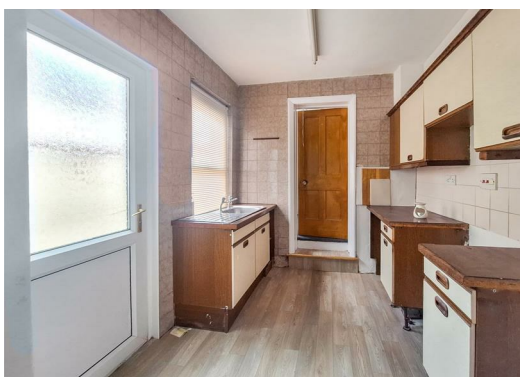


## 6 Carter Garth, Great Clifton, CA14 1UA Offers in excess of £85,000

Nestled in the charming area of Carter Garth, Great Clifton, this mid-terrace house presents a porch, lounge, dining room, kitchen and utility room. To the first floor are two bedrooms and a bathroom. The second floor has an additional bed/attic room.

Everything you need in the village (the shop, the pub, the park, the village hall and the primary school) are all less than 5 minutes walk away. Great Clifton is a popular village where you can enjoy a quiet country pace of life by the river but still drive to Workington or Cockermouth in less than 15 minutes. It's perfect for commuters who need to be near town but want to return to rural calm and serenity at the end of the day. Great Clifton is also the ideal starting point if you like getting out into the fells. It's only a short drive west of the National Park - Loweswater is less than half an hour's drive or around 75 minutes bike ride away.

Call us today to book a viewing.





Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Agent note

Please note the attic room has been part of the property for many years before this property was bought by the previous owners. Goodmove have not seen any documents confirming building regulations are required or if approved.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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