



5 Carter Garth, Great Clifton, Workington

Guide Price £60,000

HUNTERS®

HERE TO GET *you* THERE

- Three bed terrace.
- Accommodation over three floors
 - Bathroom
 - Rear Yard
 - EPC F

- Renovation project
- Two receptions
 - Kitchen
- Double glazing
- Council Tax A

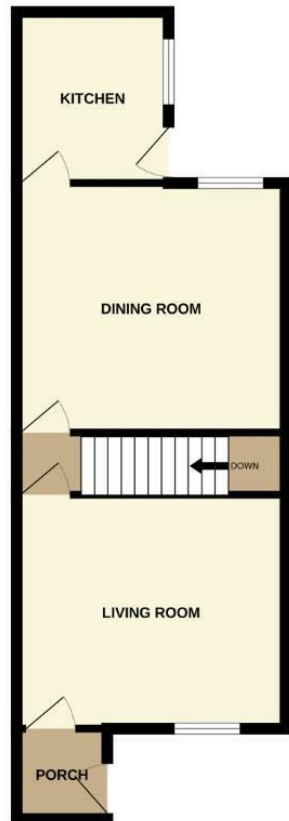
A refurbishment opportunity. This large terrace home is located in Great Clifton, 2.5 miles east of Workington and offers spacious accommodation with three bedrooms, two receptions, kitchen and bathroom. Suitable for a cash buyer willing to take on a project, this is a good opportunity to buy relatively cheaply and create a great value family home. The property is double glazed and has a fitted central heating system,(boiler not tested). Sat on an elevated position and part of a short row of terraced houses, there are open views to the front and a small yard to the rear.

A modest renovation should see the property lettable for the region of £700 per calendar month (14% yield before renovation works!) making it an an ideal landlord investment. Please note renovations would be advised to increasing the EPC rating from F to C ahead of potential 2025 regulation changes.

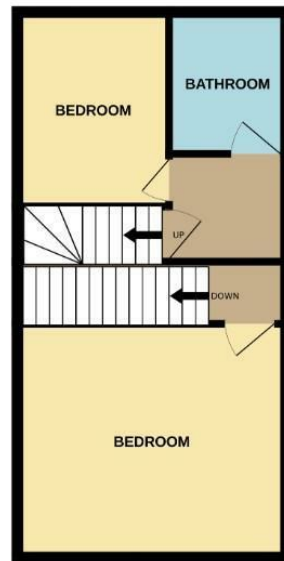
Great Clifton is a small village with a post office, a general store and three public houses. There is a village school and a full range of amenities and provisions available at nearby- by Workington. Cockermouth is just 7 miles away and the Lake District National Park not far beyond.



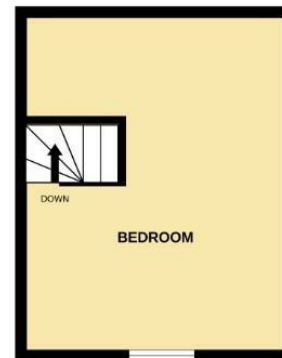
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing


Please contact Hunters on 01900 872001 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 58 |
| (39-54) E | | |
| (21-38) F | 22 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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