



Backbarrow

£195,000

15 Abbots Vue, Backbarrow, Nr Ulverston, Cumbria, LA12 8RA

Super, well placed, chain free 3 Bedroom End-Terraced House in the picturesque village of Backbarrow. This excellent home is a fantastic opportunity for those seeking a First Home or downsizers, complete with a local occupancy clause ensuring a close-knit community atmosphere.

Internally, great use has been made of the space and it is very much a super blank canvas. Each room has a good amount of natural light and the property has a welcoming comfortable feeling throughout. The Kitchen can accommodate a small breakfast table and has a very useful ground floor WC and Utility Room. Upstairs are 3 Bedrooms and Bathroom.

Outside, the property has a low maintenance front Garden with banking to the side and rear patio ideal for outdoor dining. Parking space.

					
3	1	1	C	Superfast Broadband	Parking Space + Overflow Parking

Quick Overview

- Cul-se-sac position
- Within the LDNP
- Village very convenient for the A590
- Lovely walks from the doorstep
- Perfect for First Time Buyer
- Blank canvas
- Spacious, low maintenance outdoor space
- Parking space with additional 'overflow' parking
- Utility Room & WC
- Superfast Broadband

Property Reference: G3028



Lounge



Kitchen



Kitchen



Utility Room

This lovely home does provide one or two opportunities to improve here and there having most recently been an investment property. Some of the timber windows may now need a little attention and perhaps a lick of paint throughout wouldn't go amiss but these are things most buyers would expect to do anyway!

The wooden front door opens in to the compact Hallway with side window, stairs leading to the First Floor and door to the Living Room. The Living Room is well proportioned with front aspect and useful, large under stairs storage cupboard. The Kitchen is light with patio doors to the rear and space perhaps for a small breakfast table. The Kitchen cabinets are 'beach' with built in electric oven, hob and stainless steel sink. Space for upright fridge freezer. The ceramic tiled floor continues through into the Utility Room with external door, oil central heating boiler and space for washing machine. Useful WC and wash hand basin off the Utility Room.

Upstairs are 3 Bedrooms. Bedrooms 1 and 2 are doubles, 1 with front and 1 with rear aspect. Bedroom 3 is a generous single room with rear window and 'Velux' which makes it a very light room - perhaps ideal as an Office? The Bathroom has a white suite comprising WC, wash hand basin, bath with shower over and storage cupboard. Externally to the rear is a paved Patio Garden which has direct access from the Kitchen so ideal for entertaining and al-fresco dining. The front is larger and a mix of gravel and paving with banking to the side which could add some attractive colour with the right plants. The front has a charge point for an EV and should you require more Parking there is certainly the potential to create more here and still retain some Garden.

Location Situated in the heart of Backbarrow, this home offers the best of both worlds: a rural setting with easy access to local amenities. Enjoy leisurely walks in the surrounding countryside or explore the nearby attractions, including the famous Lakeside and Haverthwaite Railway.

Occupying a pleasant location off the main road in Backbarrow within the Lake District National Park. The property lies a short drive from the foot of Windermere Lake and provides easy access to the whole of South Lakeland.

The nearest town is the market town of Ulverston, approximately 15 minutes by car which provides a variety of independant shops and supermarkets.

From Newby Bridge, take the A590 towards Ulverston and turn left signposted Brow Edge. Turn right into Abbots Vue, follow the road around and Number 15 can be found on the right.

What3words blip.blissful.cosmetic

Accommodation (with approximate measurements)

Hall

Living Room 15' 3" max x 11' 5" max (4.65m max x 3.48m max)

Breakfast Kitchen 11' 6" max x 9' 4" max (3.51m max x 2.84m max)

Utility Room 5' 4" x 4' 10" (1.63m x 1.47m)

WC

Bedroom 1 12' 10" max x 8' 4" max (3.91m max x 2.54m max)

Bedroom 2 11' 2" max x 7' 6" max (3.4m max x 2.29m max)

Bedroom 3 8' 8" x 6' 6" (2.64m x 1.98m)

Bathroom

Services: Mains electricity, water and drainage. Oil fired central heating to radiators.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

Council Tax: Band D. Westmorland and Furness Council.

Local Occupancy Restrictions: The occupation of each of the dwelling houses hereby permitted shall be limited to the following descriptions of persons:

1. A person employed, about to be employed, or last employed in the locality; or
2. A person who has, for the period of 3 years immediately preceding his occupation, had his only or principal residence in the locality.

In this condition 'locality' shall mean the administrative Council of Cumbria and the expressing 'person' shall include the dependants of a person residing with him or her or the widow or widower of such a person.

Material Information: There is separate additional shared Visitor Parking to the rear of the property.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve around £725 per calendar month. Further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



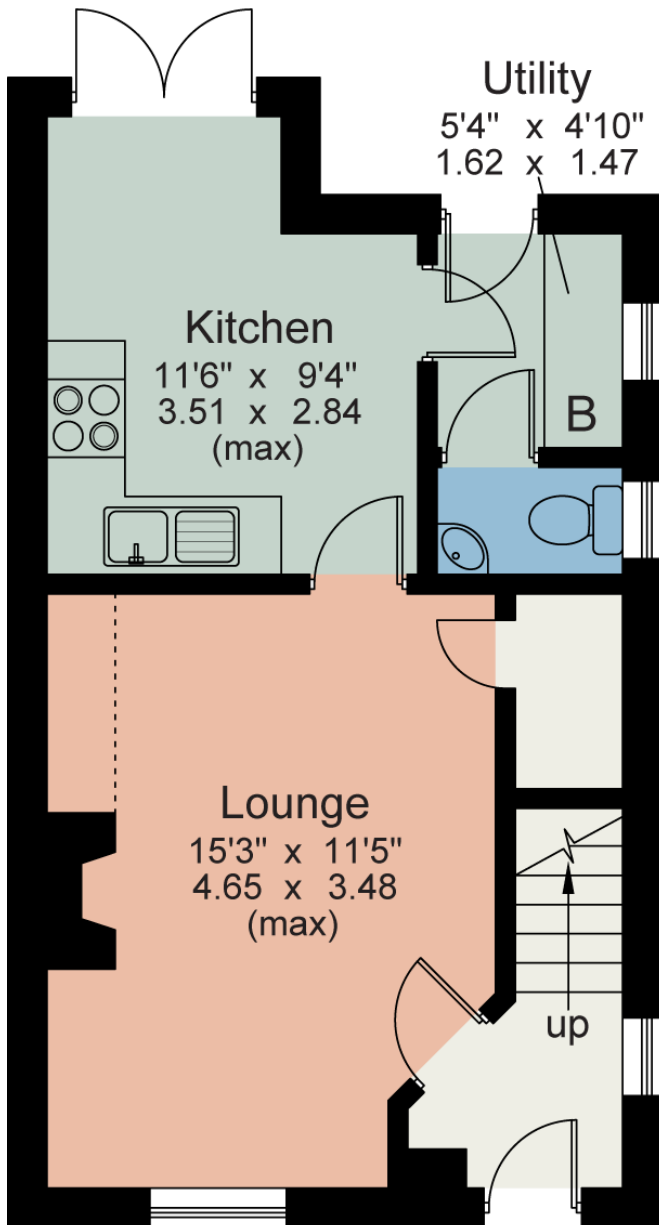
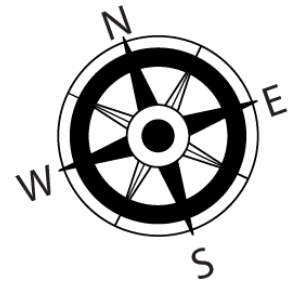
Bedroom 2



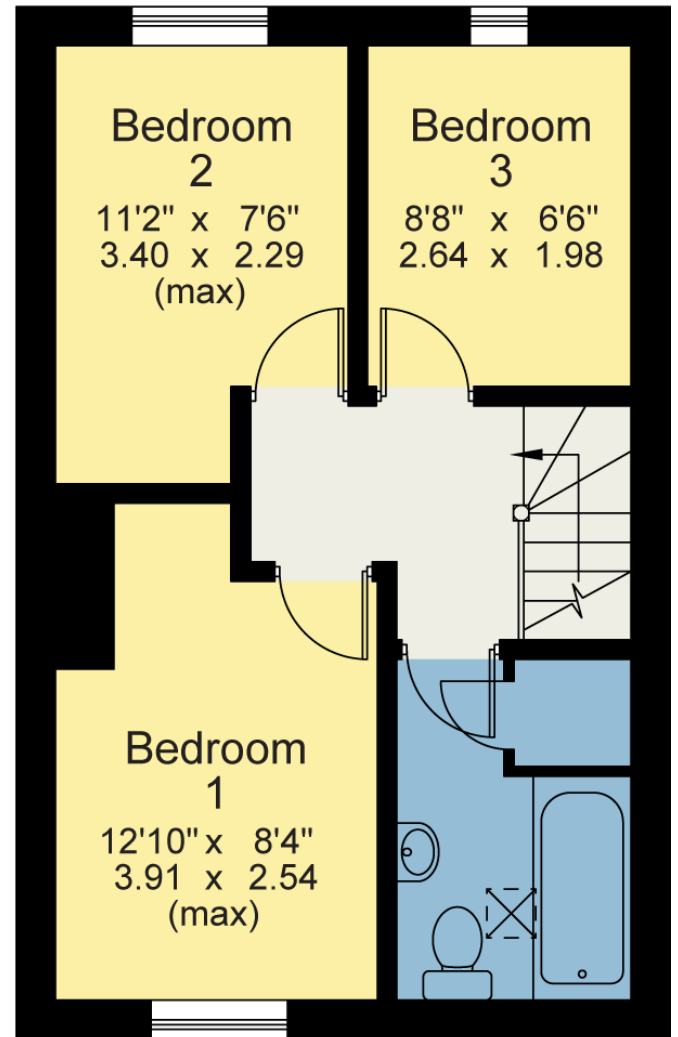
Bathroom



Rear Aspect



Ground Floor



First Floor

Approx Gross Floor Area = 740 Sq. Feet
= 68.59 Sq. Metres

For illustrative purposes only. Not to scale.

A thought from the owners - with Leven Valley C E School, Whitewater Hotel and Leisure Club and Spa, Fishing Bigland and Windermere.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/02/2025.

Request a Viewing Online or Call 015395 32301