



Backbarrow

£175,950

18 Abbots Vue
Backbarrow
Ulverston
LA12 8RA

A beautifully presented modern end of terrace home with 2 Bedrooms, in the popular Lakeland Village of Backbarrow. An easily managed home with a small garden in a very handy location.

Close to the foot of Windermere at Newby Bridge this comfortable modern home comprises of Living Room, Kitchen, 2 bedrooms and downstairs cloakroom, Garden and patio and parking. A compact and attractive home/holiday home or 2nd home in a popular Lakeland location.

Property Ref: W5457

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Living Room



Bedroom 1

Description: This well presented modern home is spacious yet manageable and easy to maintain. The property comprises of lounge, dining kitchen, downstairs cloakroom, 2 bedrooms and bathroom.

The living space is well maintained and very comfortable. The house has double-glazing and oil fired central heating and also benefits from having 1 dedicated parking space.

Location: No 18 Abbots Vue is situated in a close of modern cottage style homes in the popular Lakeland Village of Backbarrow, only about a mile from Newby Bridge and the foot of Windermere. The property is therefore well placed for access to all of the amenities of the Lake District National Park as well as to the Furness Area and the M6 along the A590. From the South follow the A590 past Newby Bridge turning left into Backbarrow (signposted Brow Edge). (From the West turn right ½ a mile after the Lakeside & Haverthwaite Railway). Abbots Vue is then a short way on the right hand side. No.18 is on the right hand side.

Accommodation (With approximate measurements)

Entrance Hall

Stairs to first floor.

Living Room

13' 10 max" x 12' 10" (4.22m x 3.91m) Electric fire with wood surround and stone hearth, shelving and dining area. Patio doors lead to a rear patio seating area.

A door off the living room leads to an under stairs cupboard which houses the oil central heating boiler.

Kitchen:

11' 0" x 7' 1" (3.35m x 2.16m) With wall and base units, inset Zanussi electric oven and ceramic hob with extractor over. Built in fridge and space for freezer, stainless steel sink unit with laminate effect work surfaces, part tiled walls and tiled slate effect flooring.



Kitchen

Downstairs Cloakroom

With WC, pedestal washbasin and extractor fan. Wood effect flooring and housing electric meter.

Stairs from Entrance Hall lead to first floor:

Landing

Loft hatch.

Bedroom 1

13' 10" x 9' 1" (4.22m x 2.77m)

Bedroom 2

13' 10" x 8' 8" (4.22m x 2.64m) Built in cupboard.

Bathroom

With 3 piece suite of WC, pedestal washbasin and bath with shower over. Part tiled walls and laminate flooring.

Outside: To the front of the property is a pebbled patio area and to the rear is a lovely private patio seating area which comes complete with plants!! Shed.

Allocated parking space for 1 car.

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



Bedroom 2

Council Tax Band: South Lakeland District Council - Band B.

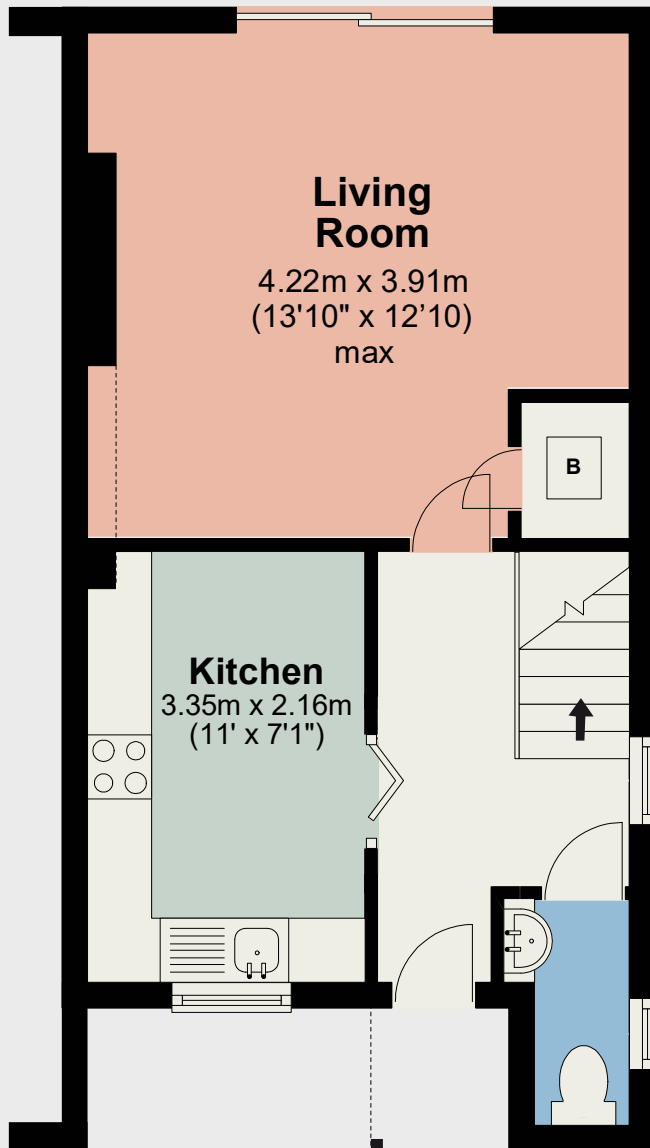
Tenure: Freehold with vacant possession upon completion.

Viewing: Strictly by appointment with Hackney & Leigh, Windermere Office.

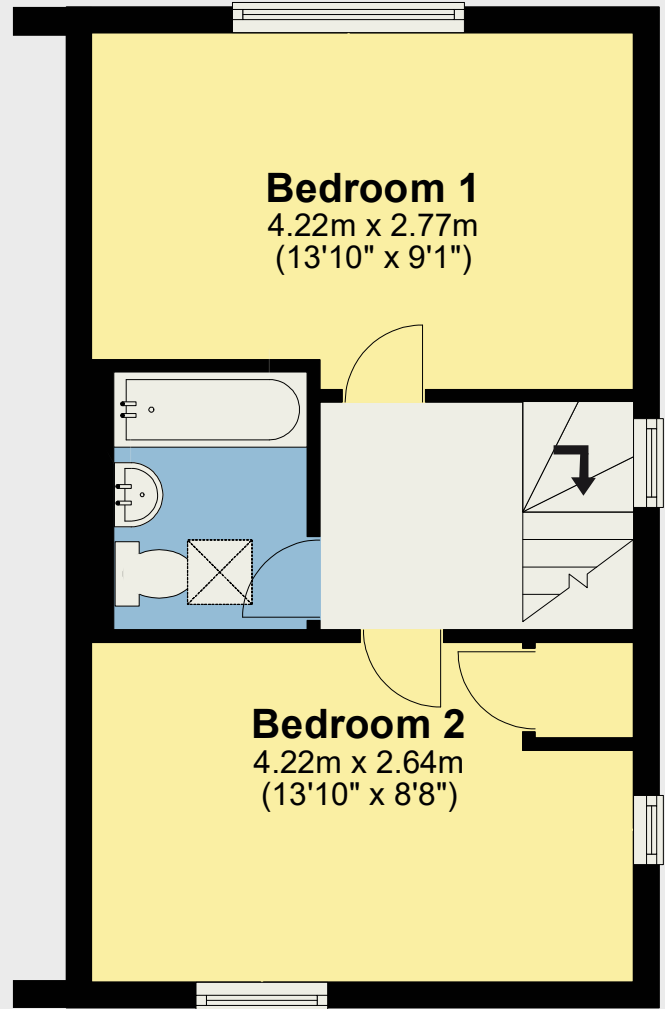
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

The furnishings and contents may also be available additionally via separate negotiation.

Ground Floor



First Floor



Total area: approx. 63.1 sq. metres (679.0 sq. feet)

For illustrative purposes only. Not to scale. REF; W5457

A thought from the owners...Good neighbourhood and on the doorstep is the Lakeland Motor museum, Haverthwaite Railway, Bigland Hall, tarn and local walks.

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.