



30 Ironworks Ironworks Road, Backbarrow
£270,000



30 Ironworks Ironworks Road

Backbarrow, Ulverston

Occupying a pleasant position within the popular Ironworks development at Backbarrow, this well presented ground floor apartment offers modern accommodation, outdoor seating space and a delightful riverside setting. The property enjoys convenient access to the A590, providing excellent links to Ulverston, Newby Bridge, Windermere, Kendal and the wider Lake District National Park.

The accommodation centres around a bright and spacious open plan kitchen, dining and living area, creating an inviting space for both everyday living and entertaining. The kitchen is fitted with integrated appliances, while plantation shutters throughout the property enhance both privacy and style.

The apartment offers two generous double bedrooms, including a principal bedroom benefitting from ensuite shower facilities. Both bedrooms enjoy direct access to the outdoors, creating a pleasant connection between the indoor and outdoor space. A separate bathroom serves the remaining accommodation, with the overall layout providing comfortable and practical living space throughout.

Externally, the property enjoys seating areas to both the front and rear, providing pleasant spaces to relax and enjoy the surroundings. The attractive position close to the River Leven further enhances the appeal of this modern home.

Combining well presented accommodation, outdoor space and a desirable location, this is an excellent opportunity to acquire a ready-to-move-into apartment within an attractive South Lakes setting.

- Modern ground floor apartment
- Open plan kitchen, dining and living space
- Modern kitchen with integrated appliances
- Two double bedrooms
- En-suite shower room and separate bathroom
- Outdoor seating areas to the front and rear
- Ready to move into accommodation
- Attractive riverside setting beside the River Leven
- Plantation shutters in living spaces and bedroom 2, concertina blind/blackout blind in bedroom 1, concertina blind in en-suite
- Convenient access to the A590, Ulverston, Newby Bridge, Windermere and Kendal

WHAT3WORDS://prop.lifelong.shielding





ENTRY

11' 6" x 3' 8" (3.50m x 1.13m)

KITCHEN / LIVING AREA

21' 6" x 11' 7" (6.56m x 3.54m)

BEDROOM

11' 3" x 10' 2" (3.42m x 3.10m)

EN SUITE

6' 10" x 5' 3" (2.08m x 1.59m)

BEDROOM

9' 9" x 9' 4" (2.96m x 2.84m)

BATHROOM

6' 7" x 4' 11" (2.01m x 1.50m)

SERVICES

Mains electric, mains water, mains drainage NO GAS

EPC RATING E

COUNCIL TAX BAND currently Band C

TENURE: LEASEHOLD

IDENTIFICATION CHECKS

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Approximate total area⁽¹⁾

744 ft²
69 m²

Reduced headroom

22 ft²
2.1 m²

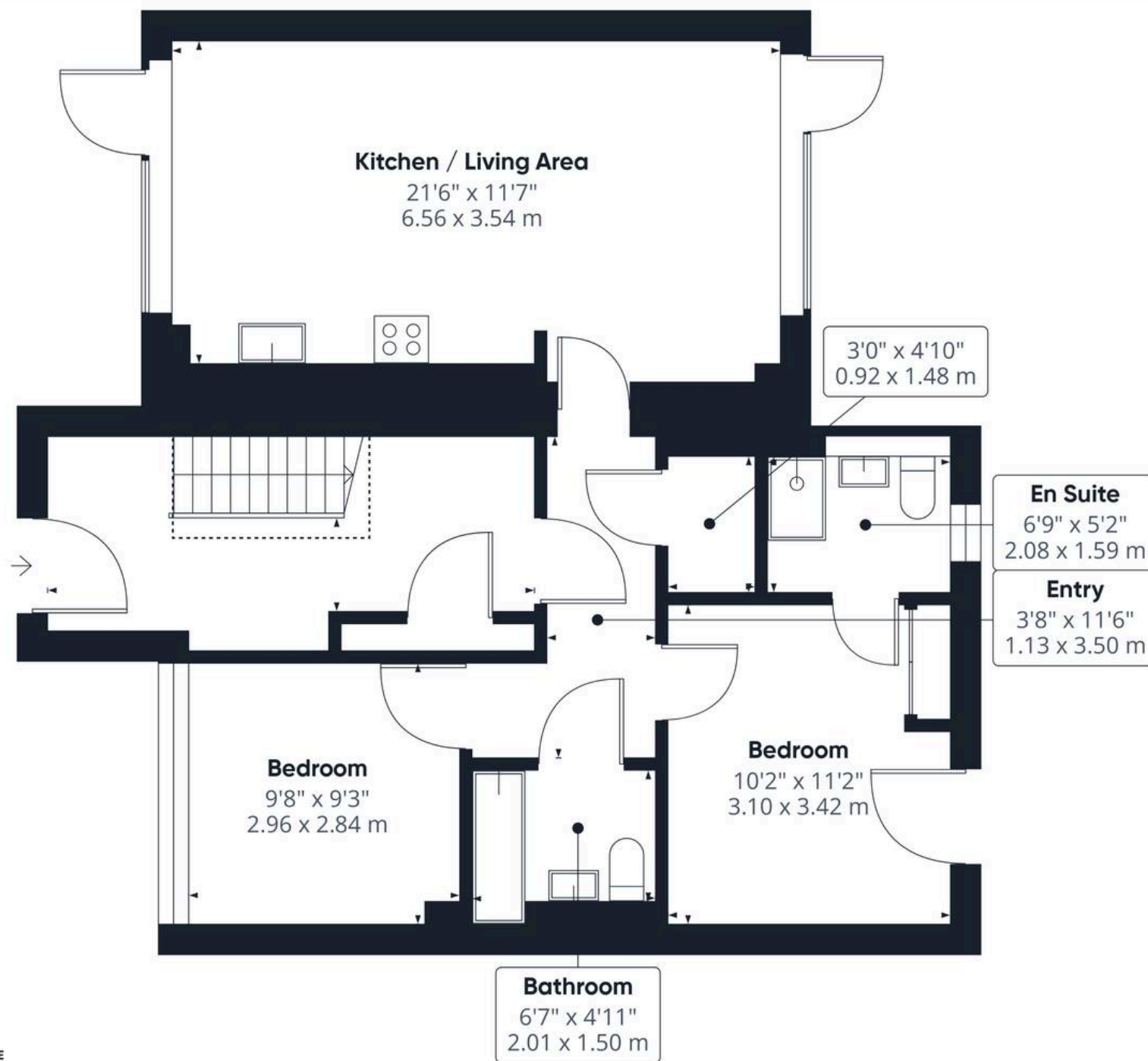
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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