



25 Ironworks Road

Ulverston, LA12 8RF

NO CHAIN. Nestled in a tranquil village location, this modern ground floor apartment offers riverside charm and versatile living. Whether you're looking for a successful holiday let or a cozy home for downsizing or single living, this property delivers. Private patio terrace at the rear with lovely views of the river—perfect for relaxing with a bistro table and chairs. Double glazed with efficient electric heating for year-round comfort. Conveniently located just a short drive to local amenities and the Haverthwaite Steam Train Station for leisure adventures. This riverside gem combines modern convenience with a peaceful setting. Don't miss this rare opportunity!

Please note:

Service charge £85.24 per month.

Reserve Fund £9.71 per month.

Buildings Insurance £39.73 per month.

Ground Rent £175.00 per annum (paid £87.50 every 6 months)

Asking Price £175,000

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- Ground Floor Apartment
- Rear Terrace
- No Upper Chain
- Modern, Tasteful Décor Throughout
- Views over the River
- Service charge £85.24 per month/
Reserve Fund £9.58 per month/
Ground Rent £175.00 per annum
- Currently a Successful Holiday Let
- Electric Heating & Double Glazing

Open Plan Living/Kitchen/Diner

10'7" x 15'6" plus 12'2" x 9'1" (3.25 x 4.74 plus 3.72 x 2.78)

The L-shaped, open-plan layout creates a spacious and versatile living area, perfect for modern lifestyles. The kitchen area is fitted with high-quality features, including integrated appliances such as a washing machine, single Bosch oven, 4-ring Bosch induction hob, fridge freezer, and a slimline dishwasher. These are complemented by a sleek composite worktop that adds both style and durability.

There is ample room for a dining suite, making this space ideal for entertaining or everyday meals. The room is flooded with natural light, thanks to the large floor-to-ceiling windows, creating a bright and airy atmosphere. A doorway leads to the sheltered patio area, offering a seamless indoor-outdoor living experience, perfect for relaxing or al fresco dining.

Bedroom

8'1" x 12'6" (2.47 x 3.82)

This spacious double bedroom is designed for both comfort and functionality. A built-in wardrobe provides convenient storage, helping to keep the space organized and clutter-free.

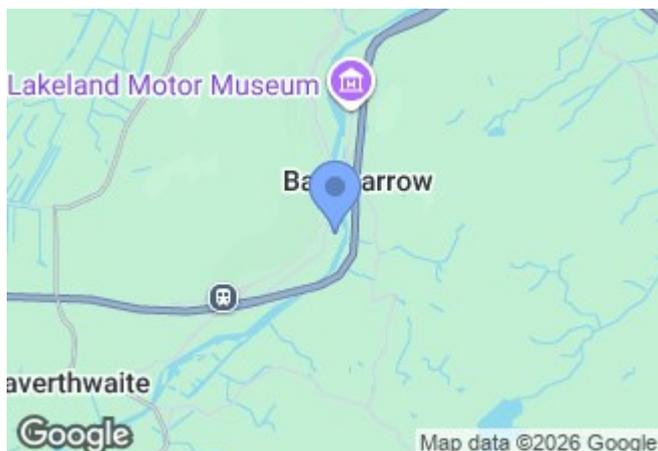
The ceiling-to-wall windows flood the room with natural light, creating a bright and inviting atmosphere. Additionally, a door leads to the front aspect, offering easy access and adding a unique indoor-outdoor connection. This room is a perfect retreat with modern conveniences and ample space.

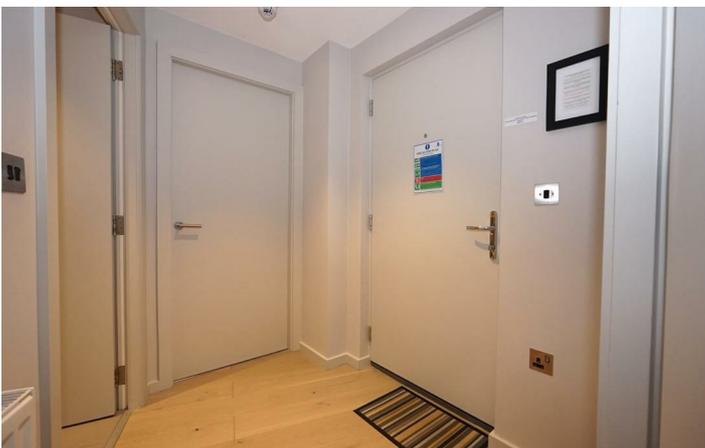
Bathroom

5'9" x 9'2" (1.76 x 2.81)

Featuring a walk-in shower fitted with a thermostatic shower for precise and comfortable water temperature. The wall-hung basin maximizes space while adding a sleek, contemporary touch, and the enclosed WC enhances the room's streamlined design. Both the walls and flooring are tastefully tiled, creating a cohesive and stylish look that's easy to maintain.

Directions





Floor Plan



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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Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
100 kWh/m ² A	02 kWh/m ² A	Current	Standard
100-149 kWh/m ² B	02-10 kWh/m ² A	Current	Standard
150-199 kWh/m ² C	11-15 kWh/m ² B	Current	Standard
200-249 kWh/m ² D	16-20 kWh/m ² C	Current	Standard
250-299 kWh/m ² E	21-25 kWh/m ² D	Current	Standard
300-349 kWh/m ² F	26-30 kWh/m ² E	Current	Standard
350-399 kWh/m ² G	31-35 kWh/m ² F	Current	Standard
400+ kWh/m ² G	36-40 kWh/m ² G	Current	Standard
Not energy efficient - higher heating costs	Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC