



36 Ironworks Ironworks Road, Backbarrow
£280,000



36 Ironworks Ironworks Road

Backbarrow, Ulverston

An exciting opportunity to purchase an impressive first floor apartment with views across the River Leven situated in the hamlet of Backbarrow near Newby Bridge within the Lake District National Park.

The local amenities include the Whitewater Hotel Spa and Leisure Club, the Lakeside and Haverthwaite Steam Railway, Haverthwaite Surgery and a well regarded primary school. The location offers many countryside walks from the doorstep including the Cumbria Coastal Path and Bigland Hall Estate and Tarn and is within easy reach of The Swan Hotel, which is renowned for it's superb Restaurant, public bar, gymnasium, relaxing spa, tranquil park and competitively priced marina on the fringe of Lake Windermere, Cartmel village, where the local amenities include the famous 12th Century Priory, iconic Cartmel racecourse, Michelin starred restaurant L'Enclume, Grange Fell Golf Club, Fell Foot Park and the A590. The amenities available in Bowness, Windermere, Grange-over-Sands and Ulverston are just a short journey away.

The well presented accommodation offers an entrance hall, excellent kitchen with dining and living space having direct access to balcony's at the front and rear, two double bedrooms with one having access to a balcony and the other having an en-suite bathroom. The apartment is also complimented by a modern bathroom. The apartment benefits from double glazing and electric heating.

Outside there are three private balconies, with one overlooking the river, two allocated parking spaces, communal bike storage and communal gardens.

36 Ironworks Road forms part of a unique development of 43 beautifully designed properties set on the banks of the River Leven. The apartment offers a rare opportunity for unrestricted

- Modern first floor apartment
- Private balconies, communal grounds and stores
- Open plan living area
- Allocated parking for two vehicles
- Easy access to the Lake District National Park
- Excellent investment opportunity
- Delightful walks close by
- Modern bathroom and en-suite
- Sold with NO ONGOING CHAIN

From Grange-over-Sands proceed west on the A590 to Newby Bridge and continue straight over the roundabout. After the dual carriageway take the second turning on the right signposted Backbarrow and proceed past the Whitewater Hotel crossing the river. The development can be found further along on the left.

WHAT3WORDS: helper.grasp.hooked

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





FIRST FLOOR

ENTRANCE HALL

11' 6" x 3' 5" (3.51m x 1.05m)

OPEN PLAN LIVING AREA

21' 7" x 11' 7" (6.59m x 3.53m)

BEDROOM

11' 3" x 10' 2" (3.42m x 3.11m)

EN-SUITE

6' 10" x 5' 3" (2.08m x 1.61m)

BEDROOM

9' 3" x 9' 1" (2.83m x 2.77m)

BATHROOM

7' 0" x 5' 0" (2.13m x 1.52m)

EPC RATING D

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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