



30 Ironworks Ironworks Road, Backbarrow
£260,000



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/diner 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

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





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

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.



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

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.









THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.