

Total area: approx. 50.2 sq. metres (539.8 sq. feet)
For illustrative purposes only. Not to scale. REF: W5538

DIRECTIONS

Proceeding from Ulverston along the A590, look for the Lakeside and Haverthwaite Railway on your left, take the next left towards Backbarrow. Continue along the road with the Doctors on the left and Leven Valley School on the right follow round the corner and turn right when you see the sign for Ironworks Road and the property is in the left hand block.

The property can be found by using the following approximate "What Three Words"

<https://what3words.com/oblige.agreeable.nozzle>

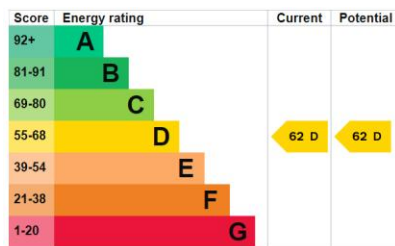
GENERAL INFORMATION

TENURE: Leashold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, water and electricity are all connected.



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



£205,000



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PARKING

**3 Ironworks Road, Backbarrow,
Ulverston, LA12 8RF**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Purpose built ground floor apartment in this stunning location within the popular village of Backbarrow to the edge of the Lake District National Park. Set around the former Iron Works offers an easy lock up and leave unit rarely available in the area with no occupancy restriction. Comfortable accommodation perfect for a couple, holiday home and residential let. Offering an ideal base for exploring the beautiful Southern and Western Lake District, situated close to the foot of Lake Windermere, with access JCT 36 of the M6 being approximately 30 minutes away. Comprising of entrance hall, open plan lounge/kitchen/diner, double bedroom and bathroom. Communal garden space and pleasant patio areas to front and rear with views to the River Leven plus private and visitors parking on site.



Accessed through a communal front door with security phone entry giving access to the communal entrance hall. With the door to the apartment directly ahead of you.

ENTRANCE HALL

Wood grain laminate flooring, tall double glazed window with fitted blind giving a lovely aspect onto the private terrace and beyond towards the riverbank and river. Storage cupboard housing the electric controls, further internal doors to bedroom, bathroom and open plan lounge/kitchen/diner. Inset lights to ceiling and electric radiator.

LOUNGE/KITCHEN/DINER

18' 4" x 17' 3" (5.59m x 5.26m) widest points
Approximately 'L' shaped room that is spacious and divides naturally into lounge/dining and kitchen areas. Complemented with a set of full length double glazed windows to rear with fully glazed door opening to private patio seating area overlooking the river.

Kitchen Area

Fitted with an attractive range of base, wall and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap. Integrated appliances include electric hob, low level oven, built in fridge freezer, washing machine and dishwasher. Further pleasant double glazed window looks towards the river.

Lounge Area

Electric radiator, wall plate for TV, communal satellite system, security phone entry point for the front door, inset lights to ceiling, integrated smoke alarm and extractor fan.



BEDROOM

12' 10" x 10' 5" (3.91m x 3.18m)

Double room with fitted wardrobes to one wall, electric radiator, power sockets and TV point. Full length double glazed windows and glazed door to a private patio area at the front and beyond over the communal gardens and woodland opposite.

BATHROOM

6' 4" x 11' 1" (1.95m x 3.38m)

Fitted with a white three piece suite comprising of wall hung wash hand basin, WC with concealed cistern and push button plate to wall and bath with tiled panelling around, matching bath panel, glazed shower screen and over bath rain head shower with wall mounted controls. Mirror fronted cabinet, tiled floor, wall mounted electric towel radiator and frosted glass full length window to the rear with fitted blind.

EXTERIOR

Communal outside spaces along with designated and visitor parking. Three patio areas to front and rear of the apartment.

