



28 Ironworks Ironworks Road, Backbarrow
£250,000



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Backbarrow

An exciting opportunity to purchase an impressive ground floor apartment with views across the River Leven towards woodland 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 accommodation offers an entrance hall, excellent kitchen with dining and living space, two bedrooms and a family bathroom. The property benefits from double glazing and remote control electric heating.

Outside there is two allocated parking spaces, communal bike storage and communal gardens.

GROUND FLOOR

HALLWAY

12' 8" x 4' 6" (3.87m x 1.37m)

Both max. Radiator, built in cupboard, recessed spotlights.

OPEN PLAN LIVING AREA

15' 7" x 13' 7" (4.75m x 4.15m)

Both max. Double glazed door, two double glazed windows, two radiators, good range of base and wall units, sink, integrated oven, hob with extractor/filter over, integrated fridge freezer, dishwasher, washing machine, recessed spotlights.

BEDROOM

14' 11" x 12' 5" (4.55m x 3.78m)

Both max. Double glazed door, double glazed windows, radiator, fitted wardrobes, recessed spotlights.

BEDROOM

12' 6" x 10' 2" (3.80m x 3.11m)

Both max. Double glazed door, double glazed windows, radiator.

BATHROOM

7' 0" x 5' 5" (2.13m x 1.66m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower over, partial tiling to walls, fitted cabinet, extractor fan, recessed spotlights, tiled flooring.



OUTSIDE

A patio seating area is allocated at the rear of the property with a walk way running along side the river.

Allocated Parking

EPC RATING D

SERVICES

Mains electric, mains water, mains drainage.

COUNCIL TAX: BAND C

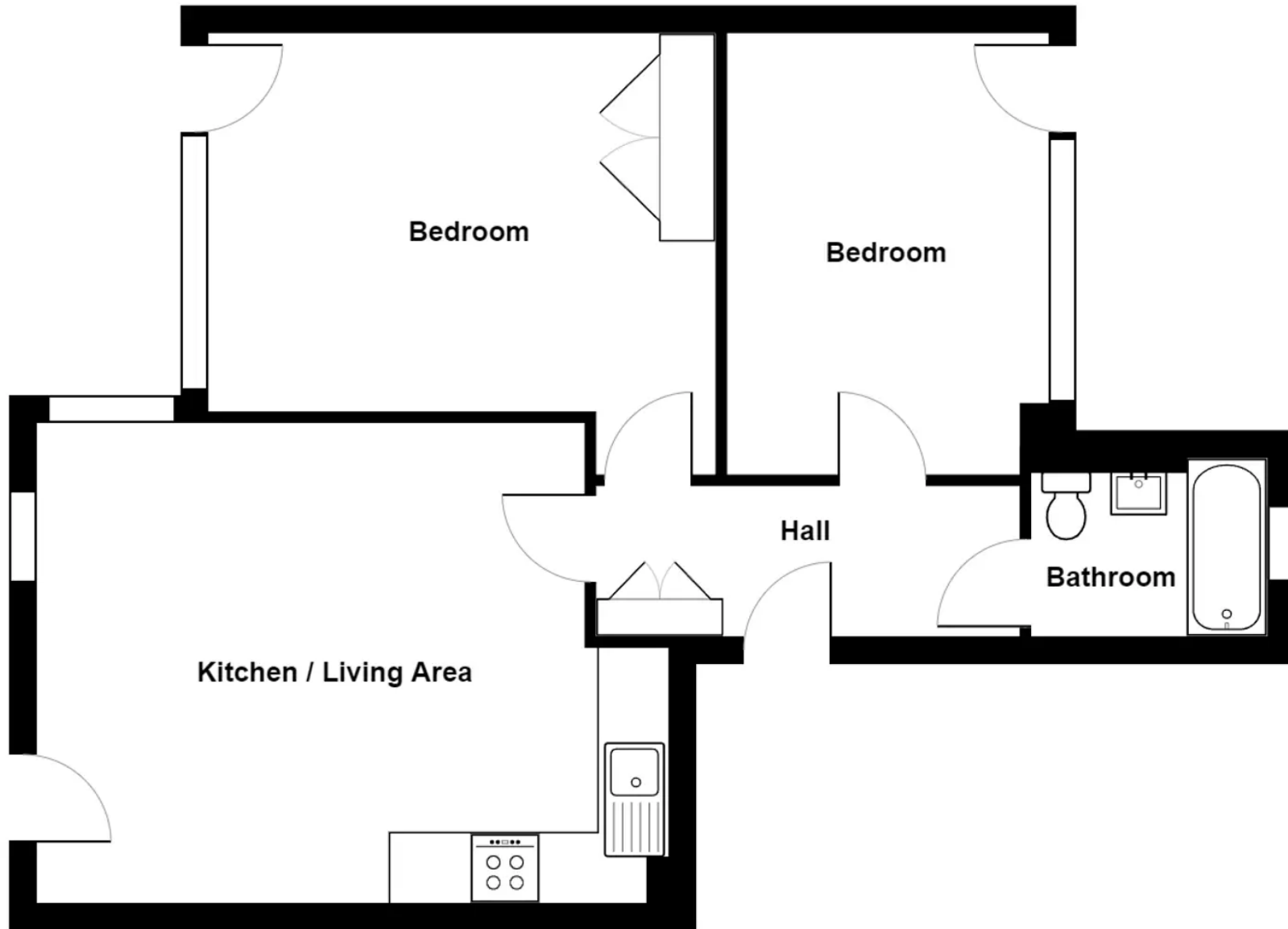
TENURE: LEASEHOLD

DIRECTIONS

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: arrive.feed.campfires





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Total Area: 57.4 m² ... 618 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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