



**DIRECTIONS**

Proceeding towards Newby Bridge on the A590 from Ulverston after passing the Lakeside and Haverthwaite Railway take the turning on the Right signed Brow Edge proceed up the hill where the property is situated on the right.

The property can be found by using the following "What Three Words" <https://what3words.com/warns.local.nametag>

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness District Council

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



**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.



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PARKING

4 Brow Side, Backbarrow,  
Ulverston, LA12 8QR

For more information call **01229 445004**

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Local occupancy, traditional end terrace property situated in a pleasant position within the village of Backbarrow situated to the edge of the Lake District National Park. Offering family sized accommodation and whilst in need of general modernization offers superb potential to create a comfortable and well proportioned home in a beautiful rural position. Offering wood framed double glazing, electric storage heaters and comprising of hall, lounge, kitchen/diner, ground floor bathroom and with three bedrooms and WC to the first floor. To the side is a Utility and Store as well as a WC. Advantage of a sloping driveway and mature gardens to the front and rear of the property. Considered suitable to a range of local buyers including the first-time purchaser.



Accessed through a half glazed wooden front door opening to:

#### ENTRANCE HALL

5' 7" x 6' 11" (1.72m x 2.12m)

Stairs to first floor and doors to lounge, kitchen and bathroom.

#### LOUNGE

17' 5" x 11' 10" (5.31m x 3.62m)

Wood framed double glazed windows to front and rear, with the rear window offering a pleasant aspect over the garden and woodland beyond. Central tiled fireplace, picture rail, two ceiling light points and electric storage heater. Door to kitchen/diner.

#### KITCHEN/DINER

11' 2" x 9' 4" (3.42m x 2.86m)

Fitted with a traditional range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer. Electric cooker point, double glazed windows to side and rear and electric storage heater. Door to understairs store and useful pantry cupboard with shelving. Further doors to side passage leading to utility, store and ground floor WC.

#### INNER HALL

Doors to front and rear of the property, connecting doors to utility, store and WC.

#### STORE

5' 8" x 6' 8" (1.74m x 2.05m)

Shelving, single glazed window and electric light.

#### UTILITY ROOM

5' 4" x 6' 11" (1.65m x 2.11m)

With traditional Belfast style sink, plumbing for washing machine, shelving to wall and single glazed window, Electric light and power.

#### WC

2' 7" x 6' 2" (0.80m x 1.88m)

High flush WC and pattern glass window.

#### BATHROOM

5' 7" x 5' 6" (1.71m x 1.68m)

Fitted with a two piece suite comprising of panelled bath with mixer tap, shower fitment and shower rail, and pedestal wash basin. Full tiling to walls, electric wall heater and electric towel rail.

#### FIRST FLOOR LANDING

Storage heater, double glazed window offering a pleasant aspect towards the rear garden and countryside beyond and access to loft.



#### BEDROOM

14' 0" x 9' 6" (4.27m x 2.91m)

Double room with double glazed windows to front and side, with the front window offering a pleasant aspect beyond the garden to countryside beyond. Electric storage heater and doors to over stairs airing cupboard with lagged hot water tank, immersion heater, shelving and further cupboard with rail and shelf.

#### WC

3' 0" x 6' 5" (0.91m x 1.96m)

WC and double glazed window.

#### BEDROOM

9' 3" x 11' 11" (2.82m x 3.65m)

Further double room situated to the front with double-glazed window offering a pleasant aspect, cupboard over stairs with hanging rail and shelf and ceiling light point.

#### BEDROOM

7' 9" x 8' 11" (2.37m x 2.74m)

Single room with double glazed window offering a pleasant aspect again over the garden towards the countryside beyond and ceiling light point.

#### EXTERIOR

Sloping drive with mature front garden to side with footpath to road. The garden has an area of lawn, mature shrubs and bushes to the borders.

To the rear is a mainly level and enclosed garden with flagged patio, lawn, and shrubs trees and bushes including soft fruit bushes and an apple tree. Offering pleasant sunny aspects; garden storage shed and great landscaping potential.

