



5 Low Row Brow Edge Road, Backbarrow



Your Local Estate Agents **Thomson Hayton Winkley**



5 Low Row Brow Edge Road

Backbarrow

A well proportioned mid terraced property located within Backbarrow near Newby Bridge offering easy access to the The Swan, The Whitewater and Newby Bridge Hotels and Fell Foot Park. The amenities available in Bowness, Windermere, Grange-over-Sands, Cartmel village and Ulverston are just a short journey away. There are many countryside walks from the doorstep including the Cumbria Coastal Path and Bigland Hall Estate and High Dam Tarn.

The accommodation comprises a sitting dining room with wood burning stove and a kitchen to the ground floor. The first floor offers one bedrooms and a bathroom with the second floor having two bedrooms. The property benefits from double glazing and has electric heating.

Outside there are front and rear gardens and off road parking.

GROUND FLOOR

LIVING ROOM

19' 11" x 13' 1" (6.08m x 4.00m)

Both max. Double glazed door, double glazed window, storage heater, wood burning stove, built in cupboard, exposed beams, wood flooring.

KITCHEN

14' 2" x 8' 8" (4.32m x 2.64m)

Both max. Double glazed door, double glazed window, electric radiator, good range of base and wall units, sink, space for oven with extractor/filter over, space for fridge freezer, dishwasher, plumbing for washer machine, tiled splashback, loft access, tiled flooring.

FIRST FLOOR

LANDING

5' 0" x 3' 1" (1.53m x 0.95m)

Both max. Double glazed window, stone features.

BEDROOM

12' 7" x 12' 1" (3.84m x 3.68m)

Both max. Double glazed window, storage heater, cast iron fireplace, exposed beams.

BATHROOM

7' 9" x 7' 6" (2.36m x 2.29m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, partial tiling to walls.

SECOND FLOOR

BEDROOM

10' 9" x 9' 5" (3.27m x 2.86m)

Both max. Double glazed window, storage heater, built in cupboard.

BEDROOM

11' 8" x 9' 7" (3.56m x 2.92m)

Both max. Double glazed window, storage heater.





OUTSIDE

Gardens to the front and rear with the rear garden having a landscape rockery feature surrounded by a gravel path. At the rear there is also a log store. To the front of the property is a well kept lawn with a patio seating area and a well established hedge running down one side.

OFF ROAD

Driveway parking for one.

EPC RATING E

SERVICES

Mains electric, mains water, mains drainage.

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

Proceed along the A590 in the direction of Ulverston. Pass through Newby Bridge and after the short stretch of Dual Carriageway take the left turn into Brow Edge Road to find 5 Low Row located on the left.

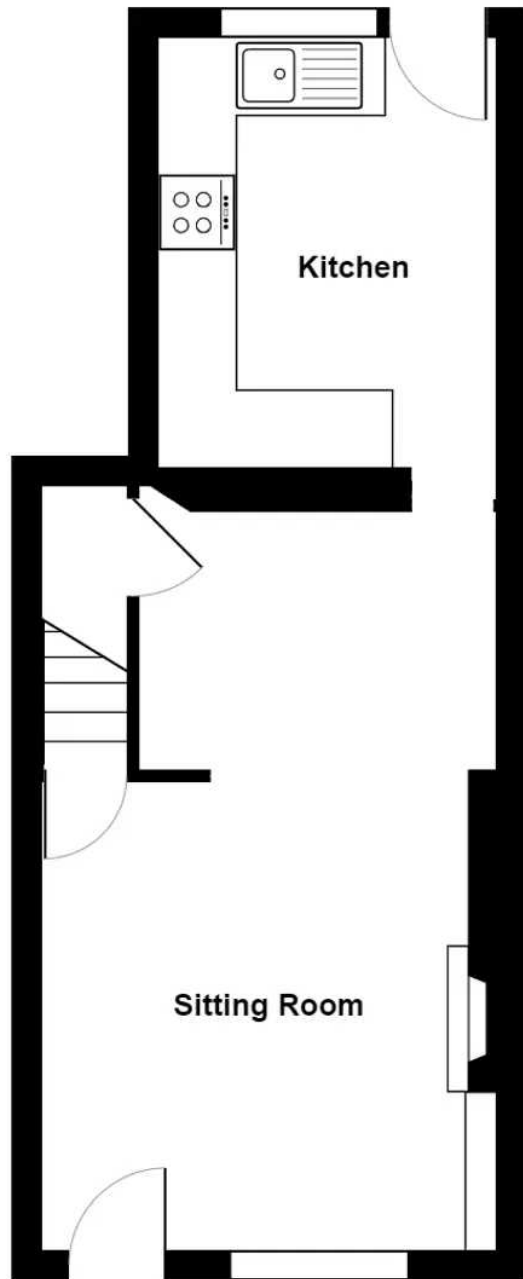
WHAT3WORDS: amaze.siesta.first



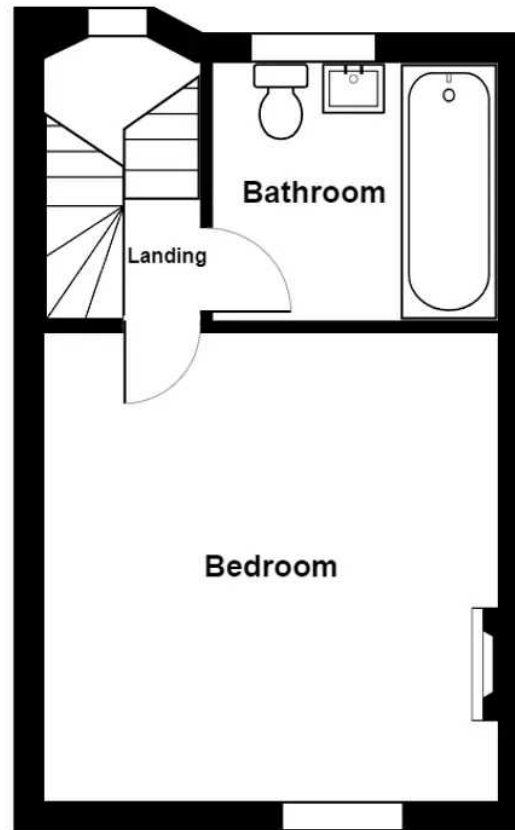
5 Low Row, Brow Edge Road, Backbarrow

Total Area: 71.7 m² ... 772 ft²

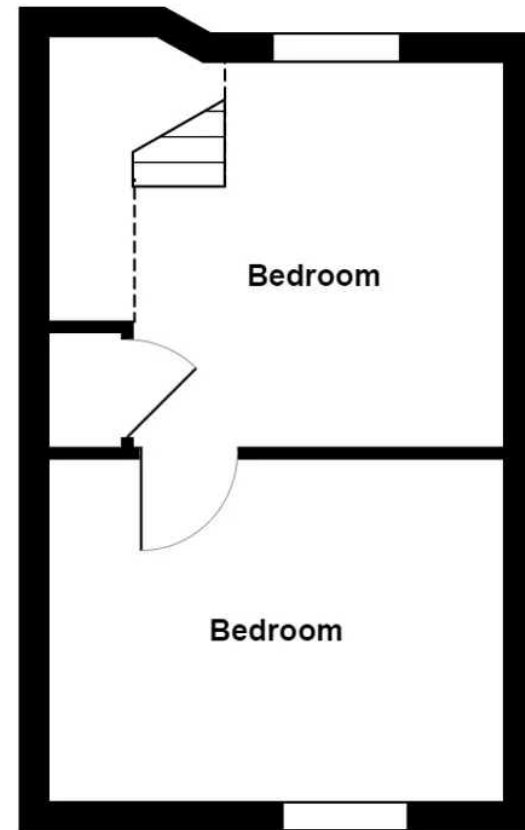
For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Ground Floor



First Floor



Second Floor





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