



5 Low Row Brow Edge Road, Backbarrow

Offers Over £230,000



5 Low Row Brow Edge Road

Backbarrow, Ulverston

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, 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 bedroom and a bathroom, with the second floor having one/two bedrooms. The property benefits from double glazing and has electric heating.

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

- Mid-terrace house
- Open plan sitting/dining room and separate kitchen
- Wood burning stove
- Two/three bedrooms
- Front and rear gardens
- Off road parking
- Double glazing and electric heating
- Countryside walks from the doorstep
- Within the Lake District National Park
- Road links to the M6 Motorway

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

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





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.

EPC RATING E

SERVICES

Mains electric, mains water, mains drainage.

IDENTIFICATION CHECK

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

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@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.