



36 Ironworks Ironworks Road, Backbarrow
£275,000



36 Ironworks Ironworks Road

Backbarrow

An exciting opportunity to purchase an impressive first 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 well presented accommodation offers an entrance hall, excellent kitchen with dining and living space having direct access to two balcony's, two double bedrooms with one having access to a balcony and the other having an en-suite bathroom. The apartment is also complimented by a modern bathroom. The apartment benefits from double glazing and electric heating.

Outside there are three private balconies, one overlooking the river and one towards woodland, two allocated parking spaces, communal bike storage and communal gardens.

36 Ironworks Road forms part of a unique development of 43 beautifully designed properties set on the banks of the River Leven.

- Modern first floor apartment
- Private balcony's, communal grounds and stores
- Open plan living area
- Allocated parking for two vehicles
- Two double bedrooms
- Easy access to the Lake District National Park
- Fitted kitchen with appliances
- Road links to the M6 Motorway
- Modern bathroom and en-suite
- Close to local amenities

EPC RATING D

SERVICES

Mains electric, mains water, mains drainage

COUNCIL TAX: BAND C

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: helper.grasped.hooked





FIRST FLOOR

ENTRANCE HALL

11' 6" x 3' 5" (3.51m x 1.05m)

OPEN PLAN LIVING AREA

21' 7" x 11' 7" (6.59m x 3.53m)

BEDROOM

11' 3" x 10' 2" (3.42m x 3.11m)

EN-SUITE

6' 10" x 5' 3" (2.08m x 1.61m)

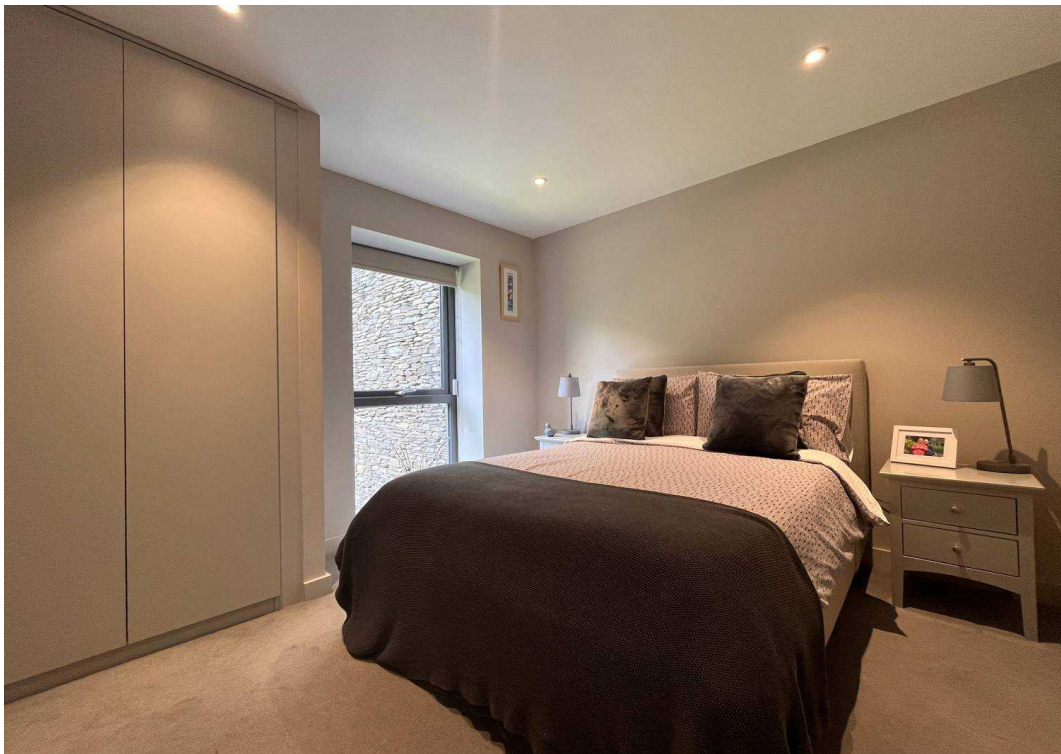
BEDROOM

9' 3" x 9' 1" (2.83m x 2.77m)

BATHROOM

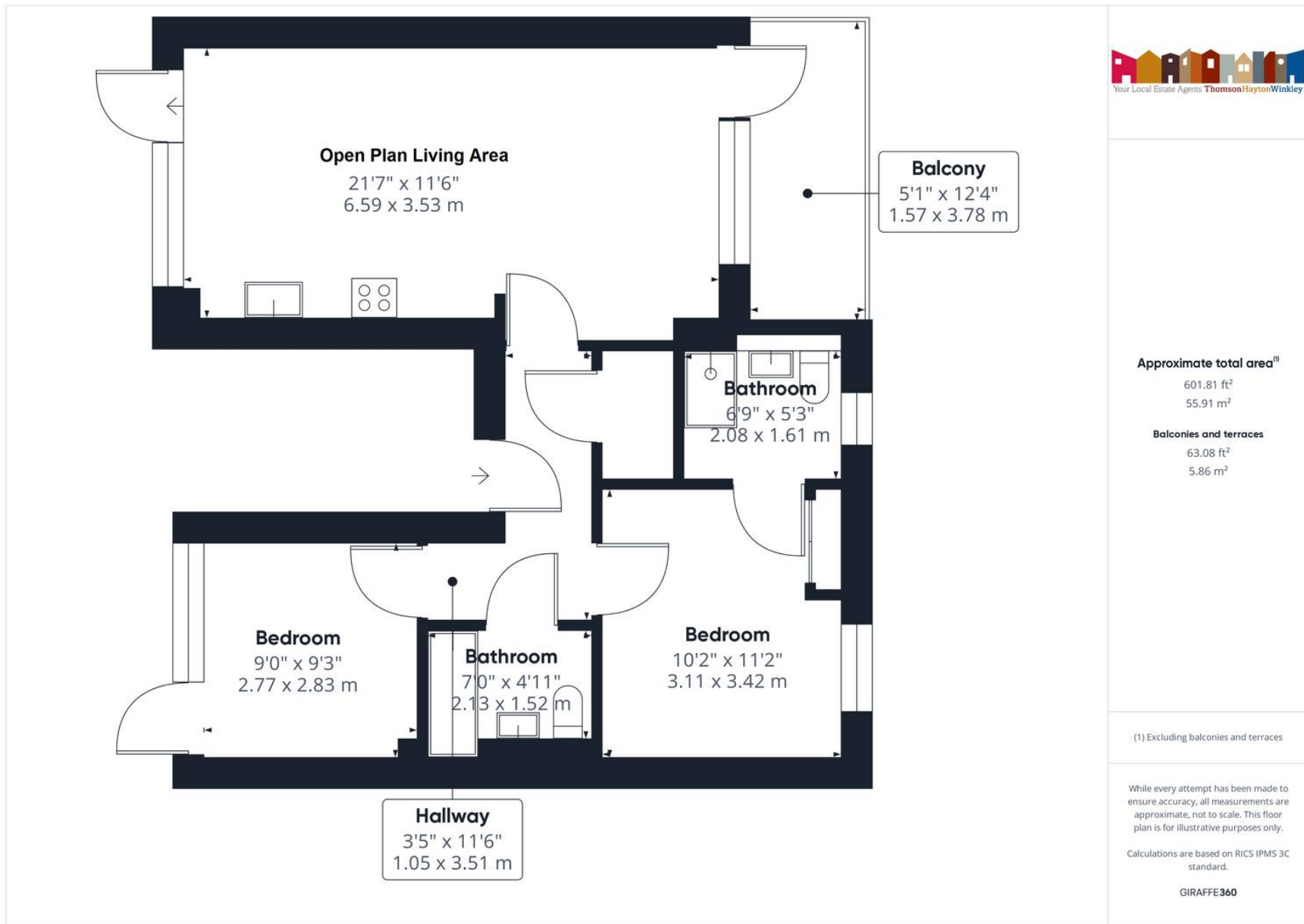
7' 0" x 5' 0" (2.13m x 1.52m)











THW Estate Agents

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

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.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.