

FRIARS FOLD, 1 ABBOTS VUE, BACKBARROW, ULVERSTON, LA12 8RA

£295,000

FEATURES

- Excellent Detached Family Home
- Popular Village Location Close To Newby Bridge
- Well Presented Throughout with Light Neutral Decor
- Lounge & Fitted Kitchen Diner
- WC & Utility/Rear Porch
- Three Bedrooms Main With Ensuite
- Family Bathroom
- Oil CH System & Double Glazing
- Gardens & Private Parking
- Sold With No Upper Chain; Early Viewing Recommended





2 | 1 | 3 | Off Road Parking

JH Homes

Excellent detached modern home situated in this pleasing location in the small and popular village of Backbarrow, situated a short distance from Newby Bridge and the Lake District National Park. Having been in the same ownership since built in the 1990's the property has been used as successful holiday home for the last view years. Set to the edge of a small development on a pleasant easy maintained plot with driveway and enclosed garden with patio lawn and borders. Presented to an excellent standard with a modern oil fired central heating boiler and offering opportunity for further modernisation/personalisation if required. Comprising of hall, WC, lounge with stove, dining kitchen and utility room/rear porch to the ground floor with three bedrooms, master with ensuite and family bathroom to the first floor. Offered vacant with no upper chain, and considered suitable for a range of buyers including the family purchaser and recommended for early internal viewing to appreciate this comfortable home and excellent village location.

Accessed by way of a gated path with wooden front door which opening to:

ENTRANCE HALL
Woodgrain laminate flooring, double-glazed window with blind, coat hooks, radiator and high-level a circuit breaker control point. Pine architraves and doors giving access to WC, lounge and kitchen/diner with open access to stairs to the first floor.

WC
Two-piece suite in white comprising of corner wash basin with tiled splash back and WC with pushbutton flush. Extractor fan and double-glazed pattern glass window.

LOUNGE
15' 4" x 11' 9" (4.69m x 3.60m)
Central feature, fireplace with slate hearth and multi fuel stove with wooden mantle shelf over. Set of double-glazed French doors open to the rear garden and patio and double glazed window to front. Laminate flooring and radiator.

KITCHEN/DINER
15' 4" x 9' 2" (4.69m x 2.81m) widest points
Double glazed windows to front, sides and rear and tiled flooring.
Kitchen Area
Fitted with a range of base, wall and drawer units with light patterned work surface over incorporating sink and drainer with mixer tap and tiling to upstands. Integrated electric hob with cooker hood over, low-level Bosch electric oven and built-in fridge. Modern oil boiler for the central heating and hot water systems, with timer control clock and moveable spotlights to ceiling.
Dining Area
Radiator, ceiling light point and pine door to rear porch/utility.

PORCH/UTILITY
5' 0" x 5' 10" (1.54m x 1.78m)
A useful area with worksurface, recess and plumbing for a washing machine and further recess for an additional appliance such as a freezer. With coat hook and a hardwood door opening to the rear garden.

FIRST FLOOR LANDING
Double-glazed window with blind, radiator and pine doors and architraves to bedrooms and bathroom.

BEDROOM
11' 10" x 8' 4" (3.61m x 2.54m)
Double room with double-glazed window, radiator and door to ensuite shower room.

ENSUITE
6' 7" x 4' 5" (2.01m x 1.35m)
Three-piece suite in white comprising of WC, pedestal wash hand basin and glazed shower cubicle. Radiator, tiling to half the walls and wet areas, floor tiling, extractor and double glazed pattern glass window with blind.

BEDROOM
8' 10" x 9' 2" (2.69m x 2.79m)
Double room with double-glazed window to side with an outlook to the village. Radiator and door to over stairs cupboard.

BEDROOM

8' 8" x 6' 8" (2.64m x 2.03m)

Single room with radiator and double-glazed window with a pleasant outlook over the neighbouring properties and woodland beyond.

BATHROOM

6' 0" x 6' 2" (1.85m x 1.88m)

Three-piece suite in white comprising of WC, wash hand basin and bath with shower over featuring fixed rain head and flexi-spray fitting. Tiling to half the walls and wet areas, tiling to floor, radiator, towel rail and extractor fan.

EXTERIOR

Approached by way of a pedestrian gate with path to the front door which then leads round to the front garden area which has a flagged path, grass, shrubs and bushes with stone retaining wall. To the rear is a pleasant, enclosed garden with fencing to the perimeter with lawn, flagged patio, pathway, shrubs and bushes. To the side of the house is the oil storage tank. Beyond the garden is a private parking space and across the lane is a further space allocated to the property.

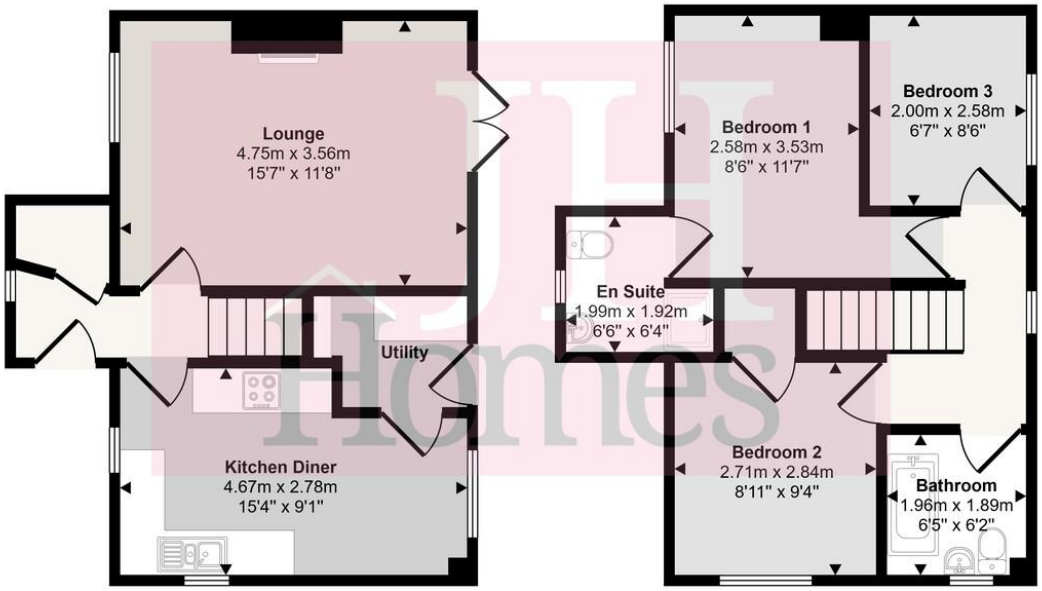








Approx Gross Internal Area
77 sq m / 828 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft

First Floor
Approx 39 sq m / 420 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX:
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains services include drainage, water and electric. Heating is by way of oil from a tank.

DIRECTIONS:

Proceeding along the A590 passing the Lakeside & Haverthwaite Railway, stay on the main road and take the next turning on the Right signed Brow Edge. Proceed along Brow Edge Road and Abotts Vue is on the right with #1 on the left as you turn in. It can also be found using the following What3Word reference https://w3w.co/bolsters.grabs.jumpy

EPC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.