



## 3 bed terraced house to buy in

Newby Bridge, Newby Bridge, Ulverston,  
Cumbria, LA12 8AW

**£260,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Mid Terrace - 3 Bedrooms
- ✓ A590 closeby
- ✓ Well presented with pleasing
- ✓ EPC Rating E

## Key Information

- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

This charming, former Railway Cottage is a delight, one of a short row of similar properties but this one does benefit from the all important 3rd Bedroom. In most recent years this cottage has been a successful holiday let, but will appeal to those seeking a bolt-hole in The Lakes or perhaps a young couple or family. Presented to a high standard throughout, there really is nothing to do!

The attractive, soft green, composite door opens into the Kitchen/Dining Room - currently utilised as a Kitchen/Living Room. Useful Utility Closet with plumbing for washing machine and a WC/Cloaks. The Kitchen area has an excellent range of soft closing wall and base units and plate rack with concealed lighting and granite work surface incorporating the Belfast style sink with mixer tap. Integrated Hotpoint appliances including dishwasher and fridge freezer plus built-in eye level AEG microwave. Fabulous breakfast island with granite work surface with soft closing drawers below. The wonderful, dark red Rangemaster set into the alcove with granite surround completes this picture.

The Sitting Room is a lovely sunny room with a high ceiling and feature recessed fireplace with mantel over, housing the electric stove. Fitted cupboard with shelf over and useful under stairs storage cupboard. Front window with lovely aspect into the Garden to sit and watch the steam trains go by! From the Inner Hall the stairs lead to the First Floor.

Bedroom 1 is a Double Bedroom with full wall of fitted wardrobes and pleasant outlook over the garden towards the railway line and beyond. Bedroom 2 is a single Bedroom with built in wardrobe and pleasant rear aspect. The family Shower Room has a modern 3 piece white suite comprising double shower enclosure, low flush WC with concealed cistern and rectangular basin with cupboard below, splash back mirror and storage cupboards over. From here the stairs lead to Bedroom 3 which is a lovely Attic Bedroom with Velux roof-light, under-eaves storage cupboards, concealed drawers and fitted dressing table with drawers to either side.

Outside to the front is the charming, low maintenance, sunny, paved and gravelled Patio Garden. This is the perfect setting to have a drink on a lovely summers day, watching the passing steam trains! Small rear yard housing the oil central heating boiler and oil tank with timber shed and private Parking space over the access lane.

Location Situated in a quiet location close to the Swan Hotel at the foot of Lake Windermere. This Cottage is one of a small terraced row of similar properties. The attractions of the inner Lake District are a short car ride away and the historic market town of Ulverston with Railway Station and range of amenities is approximately 10 minutes by car. Close and convenient for the A590 just far enough away to not be bothered by, yet close enough to be very handy for the commuters!

To reach the property follow the A590 heading to Newby Bridge, upon reaching the roundabout take the first exit and then the first right signposted Lakeside. Proceed past The Swan Hotel and over the railway bridge and turn immediately right onto the shared driveway. The Cottages can be found immediately on the right hand side.

Please note the property has now been cleared of furniture

Accommodation (with approximate measurements)

Dining Room/Kitchen 18' 7" max x 11' 7" (5.66m max x 3.53m)

WC

Sitting Room 11' 7" x 10' 3" (3.53m x 3.12m)

Bedroom 2 7' 8" x 6' 10" (2.34m x 2.08m) inc wardrobes

Bedroom 1 12' 7" x 10' 3" (3.84m x 3.12m) with limited head height

Shower Room

Bedroom 3 12' 7" x 10' 3" (3.84m x 3.12m) with limited head height

Store

Timber Shed

Services: Mains water and electricity. Septic tank drainage. Oil fired central heating to radiators and uPVC double glazing.

Tenure: Freehold. Vacant possession upon completion.

\*Checked on 11.5.24 not verified

Business Rates: RV £2900. Subject to small business rates relief.

Management Charges/Notes: The communal grounds - drying area/road/septic tank are all maintained by Railway Cottages Ltd, and the freehold of this land is jointly owned by all 12 properties . Each owner has a 1/12th share in the company. Cost for maintenance is approximately £106 per month.

Business Rates: RV £2900. Subject to small business rates relief.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office

Tenure: Freehold

Price: Starting Bid £260,000

Property Type: Terraced House

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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