



Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent Mortgage Broker** we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert independent advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Tenure
Freehold

Council Tax Band
A

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West Shore Park | Barrow-in-Furness | LA14 3YS

Asking Price £73,000

- Detached Chalet
- West Shore Park
- Well Presented Throughout
- Bay Windowed Lounge
- Fitted Kitchen
- 2 Bedrooms
- Bathroom
- Central Heating, Double Glazing
- Surrounding Gardens
- Council Tax Band A, Freehold





Property Description

We are pleased to bring to the market this detached chalet on West Shore Park on Walney Island, close to local beaches, nature reserve and local bus stop. The property comprises of entrance hallway, modern fitted kitchen, spacious bay windowed lounge with lovely views towards Black Combe, seaside and countryside, 2 bedrooms and bathroom. The property benefits from central heating, double glazing, easy maintenance garden areas to both sides with the front garden having plants and shrubs with lovely views. The property is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Easy maintenance surrounding garden areas with plants, borders and shrubs, lovely views towards Black Combe and the Irish Sea.

ENTRANCE HALL

Double glazed door, double glazed window, storage cupboard and doors to –

LOUNGE

Double glazed window, double glazed bay window with views towards Black Combe and countryside, laminate flooring, tv point and radiator

KITCHEN

Double glazed windows, fitted wall and base storage units with worktops to compliment, stainless steel circular sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, tiled splash, radiator and open to lounge

BEDROOM 1

Double glazed window and radiator

BEDROOM 2

Double glazed windows and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with shower over, paneled walls, paneled ceiling and radiator

VIEWINGS

Key accompanied

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

