



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 3YT

Asking Price £56,500

- Detached Chalet On West Shore Park
- Close To Coastal Beach, Nature Reserve
- Transport Links
- Lounge, Open To Kitchen
- 1 Bedroom, Shower Room
- Central Heating, Double Glazing
- Fenced Garden With Mature Plants/Shrubs
- Would Suit Single Person/Couple
- Ground Rent, To Be Confirmed
- Council Tax Band A





Property Description

We are pleased to bring to the market this detached chalet in West Shore Park on Walney, close to local amenities, transport links, local beach, nature reserve and coastal walkways. The property is situated in a cul de sac location on the top part of the site. The chalet would suite a single person or couples looking to downsize. The chalet comprises of entrance hall area giving access to lounge which is open to kitchen, 1 bedroom and a shower room. The property benefits from double glazing, central heating, mature fenced garden with lawned area, plants/shrubs and outhouse/storage. Viewing is recommended to appreciate the standard on offer, please note the site has age restrictions/animals etc.

SERVICES

Gas, Water, Electric, Drainage and Telephone

ENTRANCE HALL

Doors to-

LOUNGE

11' 11" x 11' 6" (3.64m x 3.53m)

Double glazed bay windows, double glazed door to rear, storage cupboard and open to kitchen.

KITCHEN

Double glazed window, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with taps, cooker point and plumbing for washer.

BEDROOM 1

7' 1" x 11' 10" (2.18m x 3.63m)

Double glazed window and radiator.

BATHROOM

Double glazed window, 3 piece suit with low level WC, pedestal hand wash basin with mixer taps, corner glazed shower cubicle with shower, paneled walls, paneled ceiling with spotlights and laminate flooring.

GARDEN

Fenced garden area with plants/shrubs, lawned area and steps to paved area.

VIEWINGS

Key Accompanied

Draft particulars subject to clients approval

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.

Anti-Money Laundering checks cost - £25.00 + VAT
****This is non refundable once the AML check has been carried out****

