



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 3XZ

Asking Price £74,950

- Detached Chalet On West Shore Park
- Close To Local Beaches, Nature Reserve
- Lounge, Kitchen
- 2 Bedrooms
- Shower Room
- CH, DG, Easy Maintenance Gardens
- Decked Raised Area
- Vacant Possession
- Pitch Fee £153.72
- Council Tax Band A





Property Description

We are pleased to bring to the market this detached chalet on West Shore Park close to transport links, coastal beaches, nature reserve and golf course. The chalet offers excellent living accommodation comprising of spacious lounge, fitted kitchen, 2 bedrooms and a shower room. The chalet benefits from central heating, double glazing, easy maintenance front, side and rear gardens with raised decked area with pleasant views. Viewings are recommended and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Easy maintenance front, side and rear garden area with lawned area, raised decked area with pleasant views of the coast line and double glazed door to lounge

LOUNGE

15' 0" x 8' 11" (4.58m x 2.73m)

Double glazed windows, laminate flooring, wall mounted fire, radiator and doors to –

KITCHEN

10' 9" x 9' 0" (3.28m x 2.76m)

Double glazed windows, double glazed door, fitted wall and base storage units with worktops to compliment, inset black sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, tiled splash, laminate flooring and radiator

REAR HALL

Laminate flooring, storage cupboard and doors to –

BEDROOM 1

8' 11" x 10' 7" (2.72m x 3.24m)

Double glazed windows and radiator

BEDROOM 2

9' 1" x 9' 8" (2.79m x 2.95m)

Double glazed windows and radiator

SHOWER ROOM

Double glazed frosted window, 3 piece suite with low level w.c, hand wash basin with waterfall style mixer tap, corner glazed shower cubicle with shower, panelled walls and panelled ceiling

GARDENS

Easy maintenance gardens with raised decked area, outhouse and store

VIEWINGS

Key accompanied

Draft particulars subject to client's 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 - £30.00 Inc VAT

** This is non refundable once the AML check has been carried out **

