



**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.



**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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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.



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



**West Shore Park | Barrow-in-Furness | LA14 3XZ**

**Asking Price £65,000**

- Detached Chalet
- Close To Local Beaches, Nature Reserve
- Sea Front Views
- Lounge, Dining Room
- Kitchen
- 2 Bedrooms, Shower Room
- Easy Maintenance Gardens, Outhouse/Store
- Requires Updating
- Pitch Fee £153.72
- Council Tax Band A





## Property Description

Situated on the popular site of West Shore Park on Walney, this detached chalet is close to the local bus stop, popular golf course and has sea front views and beaches right on your doorstep. The property comprises of lounge, dining room, kitchen, a rear hallway leading to 2 bedrooms and a shower room. The chalet benefits from central heating, double glazing and easy maintenance surrounding gardens with coastal views. Viewing is recommended and is being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE/GROUNDS

Easy maintenance surrounding gardens, paved seating area to the front with coastal views, outhouse/store, raised paved enclosed area and double glazed door to lounge

### LOUNGE

**12' 5" x 9' 0" (3.80m x 2.76m)**

Double glazed bay window with seafront views, double glazed window to side, radiator, door to rear hall and open to dining room

### DINING ROOM

**4' 9" x 7' 5" (1.47m x 2.28m)**

Double glazed bay window with sea views, double glazed door to side, small drawer area, radiator and open to –

### KITCHEN

Double glazed window with coastal views, fitted wall and base storage units with worktops to compliment, white 1 and a half bowl sink unit with mixer taps, cooker point, plumbing for washer and radiator

### REAR HALLWAY

Storage cupboard and doors to –

### BEDROOM 1

**7' 1" x 10' 6" (2.16m x 3.21m)**

Double glazed window, fitted double door wardrobes with vanity unit/drawers and radiator

### BEDROOM 2

**6' 5" x 8' 0" (1.98m x 2.45m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, 3 piece suite with white low level w.c, pedestal hand wash basin with mixer taps, corner shower cubicle with double headed shower and part paneled walls

### 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.

Anti-Money Laundering checks cost - £30.00 Inc VAT

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

