

**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.

# ROSS

## Estate Agencies



#### Tenure

Freehold

#### Council Tax Band

A

#### Contact Details

Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

[www.rossestateagencies.com](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

01229 825636



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.



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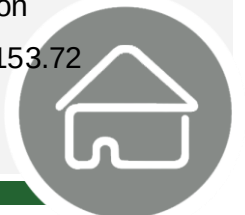
Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)  
[rentals@rossestateagencies.co.uk](mailto:rentals@rossestateagencies.co.uk)  
[www.rossestateagencies.com](http://www.rossestateagencies.com)

Residential Sales Residential Lettings Commercial Sales & Lettings

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

Asking Price £45,000

- Detached Chalet
- West Shore Park On Walney
- Close To Local Beaches/Nature Reserve
- Hallway, Spacious Lounge
- Kitchen, Bathroom
- One Double Bedroom
- Central Heating, Double Glazing, Outhouse
- Lawned Area, Vacant Possession
- Monthly Ground Rent Around £153.72
- Council Tax Band A







### Property Description

We are pleased to bring to the market this detached chalet on West Shore Park, on Walney, close to local amenities, transport links, coastal beach and nature reserve. The property is in need of updating which is reflected in the asking price. The property comprises of entrance hallway, spacious lounge, kitchen, 1 double bedroom and a bathroom. The property benefits from central heating, double glazing, off road parking bay, lawned area surrounding the chalet and there is also an outhouse/store. The chalet is being sold with vacant possession.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/drain.fruit.jams>

### VESTIBULE

Double glazed door to

### ENTRANCE HALL

Storage cupboard and doors to

### LOUNGE

**11' 7" x 12' 1" (3.55m x 3.69m)**

Double glazed windows, fire place with fire, paneled walls, storage cupboard with side panels and a door to

### KITCHEN

**11' 8" x 7' 6" (3.56m x 2.30m)**

Double glazed windows, fitted wall and base drawer units with work tops to compliment, stainless steel sink unit with taps, cooker point, plumb for washer and a radiator

### BEDROOM 1

**11' 11" x 11' 7" (3.65m x 3.54m)**

Double glazed windows, fitted wardrobes and a radiator

### BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed bath with shower over and a radiator

### GARDEN

Lawned area surrounding the chalet and an out house

### VIEWING

Key accompanied

Draft particular subject to client 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 \*\*

