

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

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

www.rossesstateagencies.com

Sales @ rossesstateagencies.co.uk

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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

ROSS

Estate Agencies



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

Asking Price £85,000

- Detached Chalet On West Shore Park
- Close To Local Beaches/Nature Reserve
- Lounge, Kitchen/Diner
- 1 Double Bedroom
- Spacious Bathroom
- Central Heating, Double Glazing, Outhouse
- Extensive Fenced Gardens
- Close To Car Park
- Ground Rent To Be Confirmed
- Council Tax Band A





Property Description

We are delighted to bring to the market this detached chalet on a very spacious fenced garden plot on West Shore Park, close to local beaches and nature reserve. The chalet has been changed to suit the vendor and offers a spacious lounge with door leading to the raised seating area, kitchen/diner. 1 double bedroom, extended shower room. The chalet benefits from central heating, double glazing and a extensive garden surrounding with gated access at 2 ends, outhouse/store. Viewing is recommended.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/alone.civic.moment>

VESTIBULE

Double glazed door

ENTRANCE HALL

Radiator, laminate flooring, door to

LOUNGE

10' 7" x 11' 10" (3.24m x 3.61m)

Double glazed windows, double glazed door to side, door to kitchen

KITCHEN/DINER

Double glazed windows, fitted white wall base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumbing for a washer, breakfast bar, laminate flooring, built in storage cupboard

BEDROOM 1

11' 10" x 9' 4" (3.61m x 2.87m)

Radiator, double glazed window, fitted overbed fitment with side/vanity units

BATHROOM

Radiator, double glazed frosted windows, fitted low level W.C, pedestal hand wash basin with taps, walk in shower cubicle with shower, panelled walls

GARDEN

Enclosed fenced garden area with plants/shrubs, outhouse, lawn area, raised seating area

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

