



## 214 West Shore Park

Barrow-In-Furness, LA14 3XZ

Offers In The Region Of £52,500



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*This delightful two bedroom chalet offers a perfect blend of comfort and convenience, situated in a sought-after coastal location renowned for its stunning views. Ideal for those over 50 seeking a peaceful community lifestyle, the property is strategically close to local amenities, ensuring everything you need is just a stone's throw away.*

As you enter the property you arrive into a hallway which provides access to each room. The lounge is a light and airy room which has been neutrally decorated and fitted with wood effect laminate flooring and also benefits from an external door. The kitchen has been fitted with white shaker style wall and base units with wood effect laminate work surfaces. There is also space for freestanding appliances and an integrated dining space. Both bedrooms have been neutrally decorated and fitted with wood effect laminate flooring, both rooms also benefit from fitted wardrobes. The shower room has been fitted with a modern three piece suite comprising of a WC, pedestal sink and a walk in shower with a thermostatic shower attachment.

## Lounge

11'6" x 11'10" (3.51 x 3.62 )

## Kitchen

7'10" x 11'5" (2.39 x 3.50)

## Bedroom One

9'3" x 9'6" plus wardrobe (2.83 x 2.90 plus wardrobe )

## Bedroom Two

7'10" x 6'4" (2.40 x 1.95 )

## Shower Room

7'8" x 5'6" (2.34 x 1.68 )





- Neutral Decor Throughout
  - Lovely Views
  - Over 50's Only
- Gas Central Heating
- Council Tax Band - A
- Popular Location
- Close to Amenities
- Double Glazing
- Ground Rent - £185 pcm



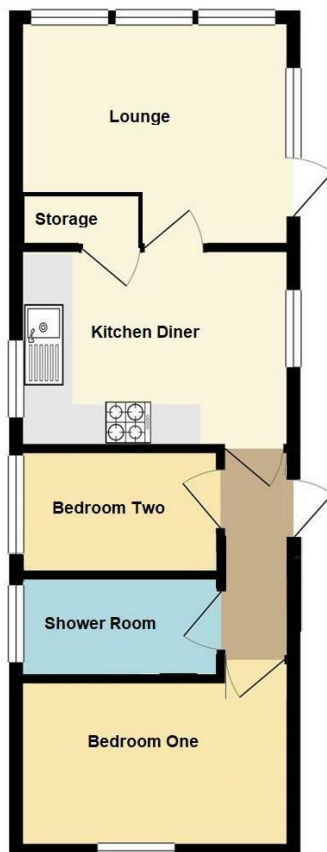
## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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