

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 222 West Shore Park

Barrow-In-Furness, LA14 3XZ

Offers In The Region Of £115,000



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***This charming detached chalet offers a delightful retreat for those seeking a peaceful lifestyle by the coast. The property is ideally situated, providing easy access to the stunning natural beauty of the nearby shoreline, perfect for leisurely walks and enjoying the fresh sea air.***

This detached chalet is approached via a welcoming entrance porch, providing access to both the kitchen and the lounge/diner. The kitchen is fitted with light brown shaker-style wall and base units, complemented by coordinating work surfaces. There is space for freestanding appliances, offering practicality while maintaining a clean and functional layout. From here, you are led through to the lounge/diner, a generously proportioned space featuring grey carpeting and dual-aspect windows that allow for plenty of natural light. The room comfortably accommodates both a sofa suite and a dining table, making it ideal for everyday living and entertaining.

An inner hallway provides access to the remaining accommodation, where you will find three bedrooms and the family bathroom. There are two well-sized double bedrooms, along with a single bedroom that would be perfectly suited as a home study, or dressing room. The bathroom is fitted with a white three-piece suite comprising a wash hand basin, WC, and a charming clawfoot bath with an electric shower overhead, completing the accommodation.

### Reception

15'1" x 11'10" (4.60 x 3.63 )

### Kitchen

10'4" x 7'3" (3.16 x 2.21 )

### Bathroom

9'4" x 5'5" (2.86 x 1.67 )

### Bedroom One

11'1" x 9'6" (3.39 x 2.90 )

### Bedroom Two

9'5" x 9'11" (2.88 x 3.03 )

### Bedroom Three

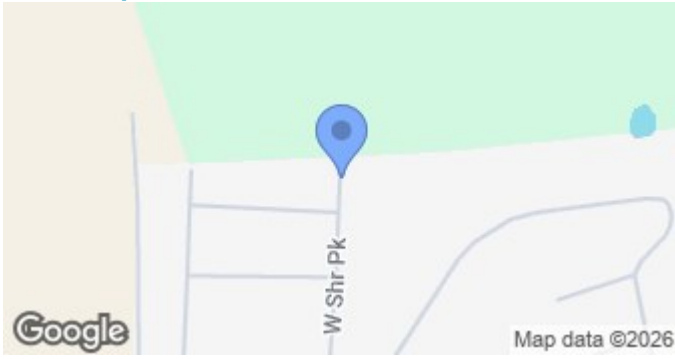
10'4" x 6'9" (3.16 x 2.08 )



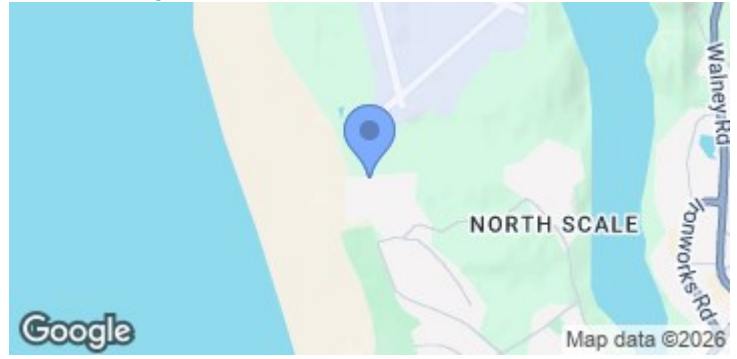
- Over 50s Only
- Three Bedrooms
- Welcoming Community
- Gas Central Heating
- Detached Seaside Property
- Stunning Coastal Views
- Easy Access to Bus Routes
- Double Glazing



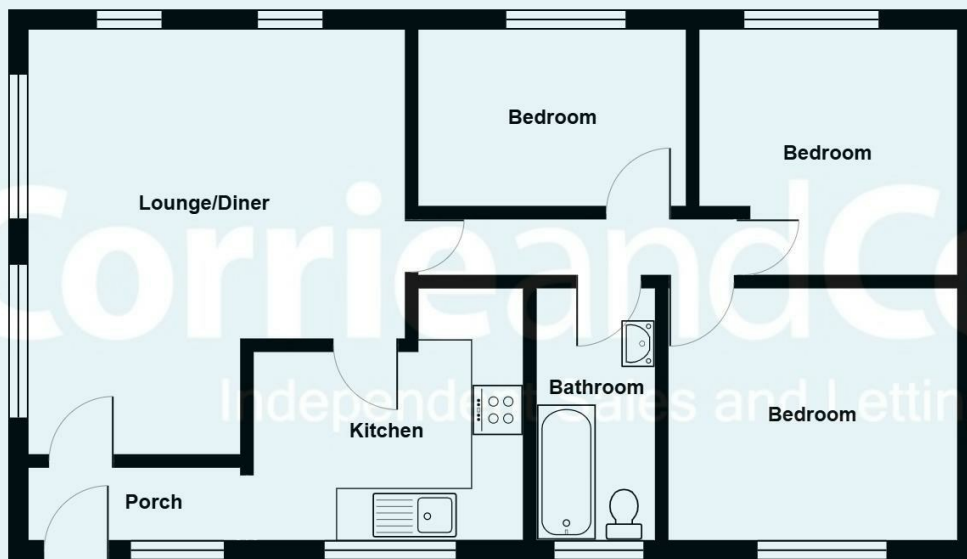
## Road Map



## Terrain Map



## Floor Plan



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 whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

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