



**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.



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.

**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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**West Shore Park | Barrow-in-Furness | LA14 3YT**

**Asking Price £89,950**

- Detached Chalet On West Shore Park
- Convenient Location On Walney
- Hall Area, L-Shaped Lounge/Diner
- Cream Fitted Kitchen With Appliances
- 2 Bedrooms
- Shower/Wet Room
- CH, DG Easy Maintenance Garden Areas
- Vacant Possession
- Monthly Fees
- Council Tax Band A





## Property Description

We are pleased to bring to the market this well presented and tastefully decorated detached chalet on West Shore Park on Walney, close to local coastal beaches, nature reserve and local bus route close by. The park is in a convenient location with an over 50's community and would suit a variety of buyers, especially those that like walking and being outdoors, given the scenery and surrounding area is very picturesque. The double fronted chalet offers excellent living accommodation, comprising of an entrance hall area, L-shaped lounge/dining area, fitted coloured kitchen with built-in appliances, 2 bedrooms and a shower/wet room. The property benefits from central heating, double glazing, outhouse/store, easy maintenance front/side/rear garden area with paved seating areas. The chalet is being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/cheat.risen.marble>

### FRONTAGE

Easy maintenance front/side/rear gardens with paved area and double-glazed door to

### ENTRANCE HALL

Sliding door, storage, radiator and laminate flooring

### LOUNGE/DINER AREA

**15' 7" x 19' 8" (4.75m x 6.01m)**

L-shaped lounge/diner 2 x radiators, with double glazed windows, feature fire surround with electrics fire and coved ceiling

### KITCHEN

Double glazed window, double glazed door, fitted cream wall base drawer units with worktops to compliment, inset stainless steel sink units with mixer taps, integrated oven, 5-ring hob with extractor over, microwave, fridge/freezer and plumbing for washer (boiler)

### BEDROOM 1

**9' 8" x 11' 4" (2.97m x 3.46m)**

Double glazed window, radiator, built-in over bed storage cupboard and coved ceiling

### BEDROOM 2

**8' 0" x 9' 2" (2.44m x 2.81m)** Double glazed window, radiator, built-in wardrobes and vanity unit

### WETROOM

Double glazed frosted window, radiator, 3-piece suite, low level WC, pedestal hand wash basin with taps, wall mounted shower/wet room style flooring and panelled walls

## AGENCY 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 Plus VAT \*\*This is non refundable once the AML check has been carried out\*\*

