

**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

16-18 Cavendish Street  
Barrow-In-Furness  
Cumbria  
LA14 1SB

[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.



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

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

# ROSS

## Estate Agencies



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

Asking Price £109,950

- Detached Chalet On West Shore Park
- Popular Location On Walney
- Close To Local Beaches, Nature Reserve
- Open Plan Lounge/Dining Room
- Modern Fitted White Kitchen
- 2 Double Bedrooms
- Shower Room
- CH, DG, Fenced Surrounding Gardens
- Viewing Recommended, Site Fee £205 pm
- Council Tax Band A







### Property Description

We are pleased to bring to the market this well presented spacious detached chalet on the residential park on Walney, Wet Shore Park, close to local amenities, transport links, coastal beaches and local nature reserve. The chalet is tastefully decorated throughout and ready to move into.

The property comprises of entrance hall giving access to the bay window open-plan lounge/dining area, modern fitted white kitchen with built-in appliances, 2 double bedrooms and a modern fitted shower room. The chalet benefits from central heating, double glazing, fenced surrounding gardens with outhouse store. The chalet is on a private park and has monthly fee paid to the park which is £205 per month

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

West Shore Park is on Walney, off West Shore Road, close to local amenities, transport links, coastal beaches and nature reserve

### FRONTAGE

Fenced enclosed surrounding gardens with plants/shrubs, paved seated areas, storge shed and double-glazed door to

### ENTRANCE HALL

Double door storage cupboard, radiator and doors to

### LOUNGE/DINER

15' 7" x 19' 10" (4.76m x 6.06m)

L-shaped lounge/diner with double glazed bay window, double glazed feature fireplace with fire and door to

### KITCHEN

Double glazed door, double glazed bay window, fitted white wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, fridge/freezer, plumbing for washer, part panelled walls and serving hatch

### BEDROOM 1

11' 5" x 9' 8" (3.50m x 2.95m)

Double glazed bay window, fitted wardrobes with overbed fitment

### BEDROOM 2

9' 8" x 7' 8" (2.95m x 2.34m)

Double glazed bay window and fitted double door wardrobes with vanity unit

### BATHROOM

Double glazed frosted window, radiator, white suite, low level WC, hand wash basin with mixer taps/vanity unity, corner shower cubicle with shower, panelled walls and panelled ceiling

### GARDEN

Fenced Garden surrounding the chalet with plants/boarders/shrubs, paved seating area and storage shed

### 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 + VAT \*\*

This is non refundable once the AML check has been carried out

