



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

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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.



West Shore Park | Barrow-in-Furness | LA14 3YS | Asking Price £112,000

- Detached Stunning Chalet On West Shore Park
- Close To Local Beaches
- Popular Residential Site
- Enclosed Front Garden
- Lounge, Dining Room, Kitchen
- Bedroom, Bathroom
- Allocated Parking
- Central Heating And Double Glazing
- Monthly Site Fee of £186 includes water
- Council Tax Band A, Freehold





Property Description

We are delighted to bring to the market this well presented and tastefully decorated detached chalet on West Shore Park close to popular coastal beaches, nature reserve and golf course. With plenty of upgrades and changes, the chalet offers excellent living accommodation comprising of bay window lounge with patio doors, modern fitted high shine grey kitchen with appliances, dining area with double doors to lounge, rear hall area giving access to a spacious bedroom (which was once 2 separate bedrooms) with 3 lots of double door fitted wardrobes and modern bathroom suite. The property benefits from central heating, double glazing and enclosed fenced garden areas surrounding the chalet with artificial grass. The property is ideal for a single person or a couple, has an age limit over 55 years, and monthly site fee of £186 including water.

SERVICES

Gas, Water, Electric, Telephone and Drainage.

FRONTAGE

Enclosed front, side and rear gardens with artificial grass and double glazed door.

LOUNGE

20' 3" x 10' 8" (6.18m x 3.27m) Double glazed bay window, double glazed patio doors, radiator, tv point, coved ceiling, feature fire place with fire and door to-

DINING ROOM

6' 10" x 8' 6" (2.10m x 2.61m)

Double glazed bay window, feature fire place, coved ceiling, storage cupboard, radiator, double doors to lounge and open to kitchen.

KITCHEN

10' 2" x 8' 5" (3.11m x 2.58m)

Double glazed window, fitted grey wall and base storage units with black worktops to compliment, inset stainless sink unit with mixer taps, plumbing for washer, wine rack, storage cupboard, inset free standing cooker, open to dining room.

HALL AREA

Coved ceiling, storage cupboard and doors to-

BEDROOM 1

17' 1" x 9' 3" (5.23m x 2.82m)

Two double glazed windows, with three double door wardrobes, two radiators and coved ceiling.

BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with double headed shower, radiator, panelled walls and panelled ceiling.

VIEWINGS

By appointment with Ross Estate Agencies

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.

