



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

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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 3XZ

Asking Price £65,000

- Detached Chalet On West Shore Park
- Close To Local Beaches, Nature Reserve
- Hallway, Spacious Lounge
- Kitchen/Diner
- 2 Bedrooms, Shower Room
- Central Heating, Double Glazing
- Easy Maintenance Gardens, Storage Shed
- Pleasant Location On Site
- Vacant Possession
- Council Tax Band A, Freehold





Property Description

We are pleased to bring to the market this detached chalet on West Shore Park in a pleasant location on the site, close to local beaches, nature reserve and popular golf course. The property comprises of entrance hallway giving access to spacious lounge, kitchen/diner, 2 bedrooms and a shower room. The property benefits from being externally cladded, central heating, double glazing (windows were all replaced last year, not the frames), easy maintenance surrounding garden areas, raised paved patio area and storage shed. Viewing is recommended and is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone and Drainage

FRONTAGE

Easy maintenance front garden area and double glazed door to entrance hall

ENTRANCE HALL

Storage cupboard, laminate flooring, radiator and doors to –

LOUNGE

13' 9" x 9' 10" (4.20m x 3.01m)

Double glazed windows, laminate flooring and feature fireplace

KITCHEN/DINER

Double glazed windows, double glazed door, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with taps, cooker point, plumbing for washer, storage cupboard and radiator. Cooker, washer and fridge freezer can be left as part of the deal.

BEDROOM 1

8' 0" x 9' 8" (2.44m x 2.96m)

Double glazed window, laminate flooring, fitted double wardrobes with vanity unit/mirror and radiator

BEDROOM 2

7' 1" x 9' 7" (2.17m x 2.94m)

Double glazed window, laminate flooring, double door wardrobes with vanity unit/mirror and radiator

BATHROOM

3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, corner glazed shower cubicle with shower, paneled walls and radiator

GARDEN

Rear raised patio area, access around the chalet and storage shed

VIEWINGS

Key accompanied

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.

