

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

Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
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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.



ROSS Estate
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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



West Shore Park | Barrow-in-Furness | LA14 3YS

Asking Price £139,950

- Stunning Detached Chalet
- Open Views From The Front
- Well Presented/ Maintained Throughout
- Hall, Spacious Lounge
- Modern Fitted Kitchen/Diner
- 2 Double Bedrooms
- Modern Fitted Shower Room
- CH, DG, Beautiful Gardens
- Monthly Ground Rent
- Council Tax Band A





Property Description

We are delighted to bring to the market probably one of the nicest detached double chalets on West Shore Park on Walney, close to local coastal beaches and nature reserve, transport links and local amenities. The chalet is well presented and tastefully decorated throughout by the current vendor and maintained throughout. The chalet comprises of entrance hallway giving access to a spacious lounge with pleasant views, fitted white kitchen/diner, 2 double bedrooms with fitted wardrobes and a modern fitted shower room. The chalet benefits from central heating, double glazing, well manicured surrounding gardens with lawn areas, plants/shrubs, paved patio area, side enclosed paved seating area with storage/outhouse. The chalet also has an opportunity to be sold fully furnished, ready to move into.

SERVICES

Gas, Water, Telephone, Electric, Drainage

LOCATION

<https://what3words.com/alone.civic.moment>

FRONTAGE

Double glazed door

ENTRANCE HALL

Radiator, two double door storage, laminate flooring, coved ceiling, doors to

LOUNGE

15' 2" x 9' 10" (4.63m x 3.02m)

Radiator, double glazed windows with pleasant views,

feature fireplace with marble effect hearth, coved ceiling

KITCHEN/DINER

15' 8" x 9' 9" (4.79m x 2.99m)

Double glazed windows, fitted high shine white wall base drawer units with black speckle worktops to compliment, inset white one and a half sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, glass display unit, laminate flooring, black sparkle tiled splash

BEDROOM 1

15' 5" x 7' 11" (4.70m x 2.42m)

Radiator, double glazed windows, built in full length wardrobes

BEDROOM 2

7' 11" x 11' 5" (2.42m x 3.48m)

Radiator, double glazed window, built in full length wardrobes

BATHROOM

Radiator, double glazed frosted window, fitted modern 3 piece suite, low level W.C with hand wash basin, mixer taps, vanity with black sparkle worktop to compliment, walk in double shower cubicle with double headed shower, panelled walls, panelled ceiling with spotlights

GARDEN

Steps leading to paved patio area with plants/boarders/shrubs, seating area with pleasant views to front/side, storage shed, access gate to

rear/side with paved seating area, manicured lawn area

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.

Anti-Money Laundering checks cost - £25.00 + VAT **
This is non refundable once the AML check has been carried out **

