

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
Tel (01229) 825636

www.rossestateagencies.com

sales@rossestateagencies.co.uk

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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
Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



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

Asking Price £69,950

- Detached Chalet
- West Shore Park, Walney
- Bay Window Lounge
- Fitted Kitchen
- 2 Bedrooms
- Modern Fitted Shower Room
- CH, DG
- Easy Maintained Gardens
- Monthly Fees
- Council Tax Band A





Property Description

We are pleased to bring to the market this detached chalet on West Shore Park on Walney, close to local amenities, transport links, popular golf course and coastal beaches. The chalet would suit a single or couple occupants and comprises of entrance hall, spacious bay window lounge, fitted kitchen, 1 double bedroom, 1 single bedroom, modern fitted shower room. The chalet has central heating, double glazing, raised decked access area, easy maintained gardens surrounding the chalet with outhouse, it's also being sold with vacant possession.

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

<https://what3words.com/tune.value.tricks>

FRONTAGE

Easy maintenance front side, rear gardens with outhouse

ENTRANCE HALL

Double glazed door and doors to

LOUNGE

11' 9" x 11' 4" (3.59m x 3.46m)

Double glazed bay window, double glazed window, double glazed door to side, feature fireplace with fire and radiator

KITCHEN

8' 11" x 12' 1" (2.72m x 3.69m)

Double glazed windows, fitted base units with worktops to compliment, inset stainless steel sink with taps, plumbing for a washer, breakfast bar, panelled walls and radiator

BEDROOM 1

7' 6" x 9' 8" (2.30m x 2.95m)

Double glazed frosted window, fitted wardrobes with storage, over bed fitment

BEDROOM 2

3' 11" x 8' 0" (1.20m x 2.44m)

Double glazed frosted window, radiator, (boiler)

BATHROOM

Double glazed frosted window, modern fitted 3-piece suite, low level WC, hand wash basin with mixer taps/vanity unit, walk in shower cubicle with shower, panelled walls, panelled ceiling and radiator

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 **

