

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
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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.



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Saturday 9am – 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



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

Asking Price £129,950

- Detached Double Chalet On West Shore Park
- Ideally Located On The Park
- Modernised & Updated By The Current Vendor
- Spacious Lounge With Bay Window
- Modern Fitted Kitchen/Diner
- 2 Double Bedrooms, CH, DG
- Recently Fitted Shower Room
- Surrounding Gardens
- Ground Rent Fee £170.35pm
- Council Tax Band A





Property Description

We are pleased to bring to the market this stunning well presented detached chalet on West Shore Park on Walney, close to local transport links, amenities, local coastal beaches and nature reserves. This stunning chalet offers excellent living accommodation which has been renovated by the current vendor to an extremely high standard and is just ready to move into. The chalet offers a spacious lounge with bay window and views towards Black Combe, modern fitted kitchen/diner with built in appliances, 2 double bedrooms and a recently fitted shower room. The chalet benefits from central heating, double glazing, mature gardens surrounding with raised decked areas, paved seating areas, outhouse/store. The chalet is easily accessible on the site and parking is close by. Viewings are highly recommended to appreciate size and standard the current vendor had achieved.

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

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

FRONTAGE

Surrounding gardens with well groomed lawn area with plants/shrubs, paved seating area, decked seating areas

VESTIBULE

Double glazed doors to

LOUNGE

12' 8" x 11' 1" (3.88m x 3.38m)

Radiator, double glazed window with views towards black combe, double glazed door, feature Adams style fire surround with coal effect fire

KITCHEN/DINER

17' 6" x 9' 3" (5.35m x 2.83m)

Radiator, double glazed window, fitted wall base drawer units with worktops to compliment, inset white sink with mixer taps, integrated oven, 4 ring hob with extractor over, fridge, freezer tiled splash, karndean effect flooring, open to lounge, open to rear hall

REAR HALL

Doors to

BEDROOM 1

9' 11" x 9' 2" (3.04m x 2.80m)

Radiator, double glazed window, fitted full length wardrobes

BEDROOM 2

9' 5" x 7' 1" (2.88m x 2.18m)

Radiator, double glazed window

BATHROOM

Radiator, double glazed frosted window, recently fitted shower room with fitted low level W.C, hand wash basin with mixer taps, coloured vanity units, corner shower cubicle with shower, panelled walls, panelled ceilings with spotlights

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

