

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 221 West Shore Park

Barrow-In-Furness, LA14 3XZ

Offers In The Region Of £150,000



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# 221 West Shore Park

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## Offers In The Region Of £150,000



*A well-presented two-bedroom chalet in a popular and convenient location, set within a friendly over-50s community. Offering neutral décor throughout, the property provides a bright and comfortable living space, ideal for those seeking a relaxed and low-maintenance lifestyle.*

You enter the chalet through the front door into a central hallway, which acts as the main hub connecting all areas of the home. Directly ahead and slightly to the right, a door leads into the spacious lounge and dining area. This is the largest room in the property, offering plenty of space for both relaxing and entertaining, with large windows along the exterior wall allowing in natural light.

Returning to the hallway, immediately to your left is the kitchen. The kitchen is compact but functional, with worktops and appliances arranged along the walls for efficient use of space. Just off the kitchen, there is a small storage room, ideal for pantry items or household essentials.

Continuing along the hallway, you will find the bathroom positioned centrally within the layout. It includes all the key fixtures, making it conveniently accessible from all parts of the chalet.

Beyond the bathroom, the property features two bedrooms, both located on the left-hand side of the hallway. Each bedroom is well-proportioned, offering comfortable accommodation and flexibility for sleeping arrangements or additional use such as a home office.

### Reception

19'2" x 14'5" (5.85 x 4.40)

### Kitchen

9'4" x 11'8" (2.87 x 3.58)

### Bedroom One

10'9" x 9'4" (3.28 x 2.87)

### Bedroom Two

8'8" x 9'5" (2.66 x 2.88)

### Shower Room

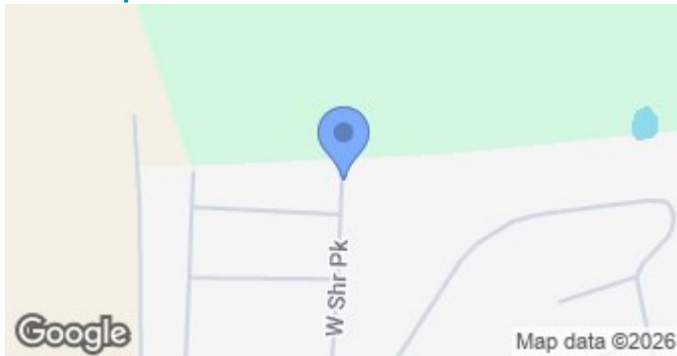
6'5" x 5'4" (1.98 x 1.65)



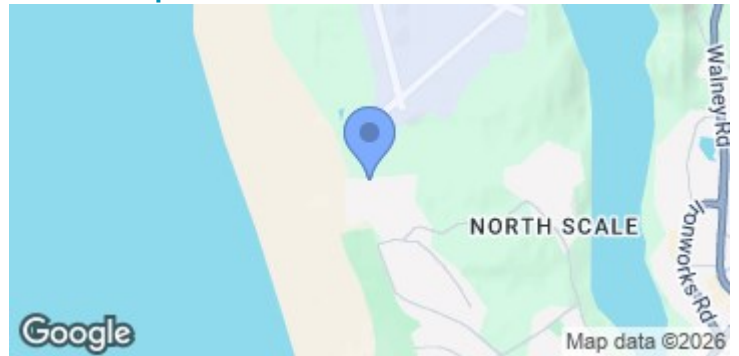
- Convenient Location
- Welcoming Community
- Comes Fully Furnished
- Council Tax Band - A
- Over 50's Only
- Great Plot
- Double Glazing



## Road Map



## Terrain Map



## Floor Plan



**We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.**

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	