



## 212 West Shore Park

Barrow-In-Furness, LA14 3XZ

Offers In The Region Of £40,000



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*Nestled in the serene surroundings of West Shore Park in Walney, this charming detached chalet offers a delightful retreat for those seeking a peaceful lifestyle by the coast. The property is ideally situated, providing easy access to the stunning natural beauty of the nearby shoreline, perfect for leisurely walks and enjoying the fresh sea air.*

This detached seaside static caravan home offers a cosy retreat with stunning ocean views. Inside, the open-plan living area is filled with natural light, and is ready for someone to make it their own. The kitchen is compact but well-equipped, with space for a small set of table and chairs.

The property boasts space for two bedrooms, the main featuring built in wardrobes and space for a double bed, while the second bedroom offers space for a guest room or study. There's a functional bathroom with a shower, toilet, and sink. The property has a real tight community around it and with easy access to the beach, it's a perfect seaside home.

### Reception

11'5" x 9'7" (3.50 x 2.93 )

### Kitchens

7'10" x 11'5" (2.39 x 3.49)

### Shower room

4'1" x 7'8" (1.25 x 2.36 )

### Bedroom one

11'5" x 7'4" (3.50 x 2.24 )

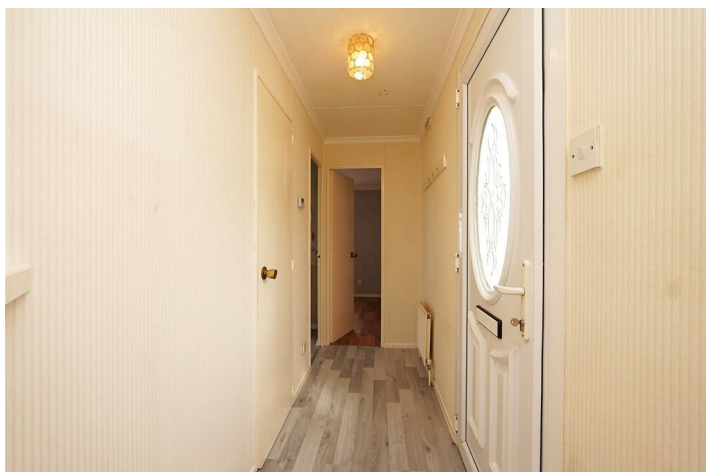
### Bedroom two

7'10" x 7'10" (2.40 x 2.40)

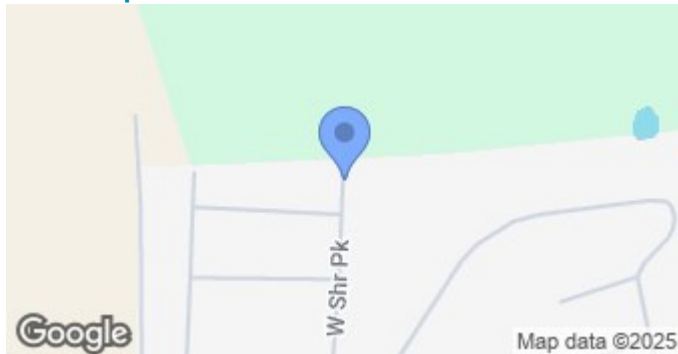


- Detached Seaside Property
- Welcoming Community
- Council Tax - A

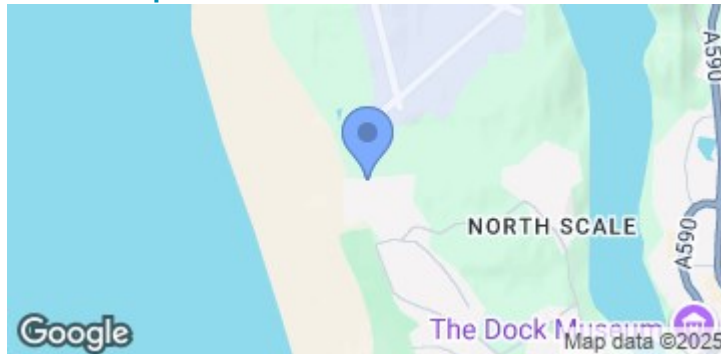
- Stunning Coastal Views
- Easy Access to Bus Routes
- EPC -



## Road Map

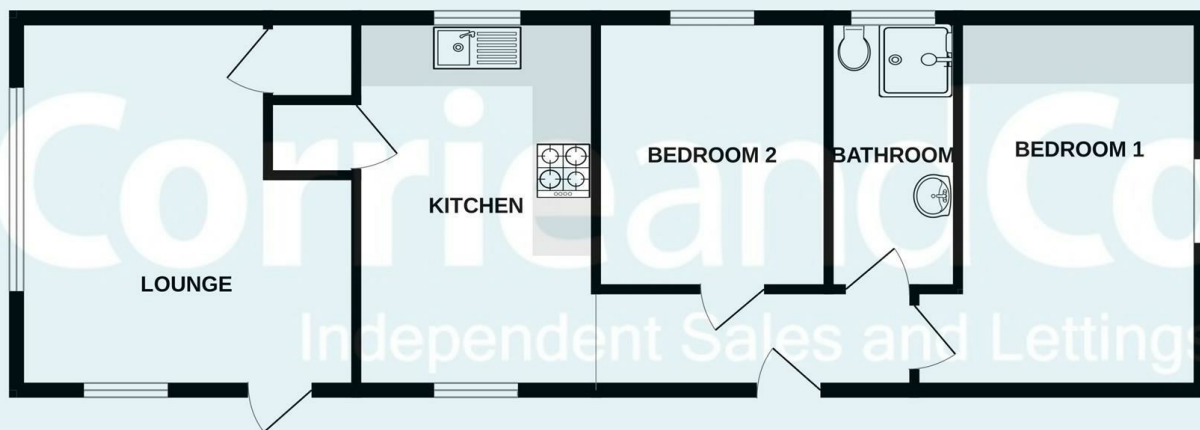


## Terrain Map



## Floor Plan

GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		