



328 West Shore Park

Barrow-In-Furness, LA14 3YR

Offers In The Region Of £85,000



2



1



1



328 West Shore Park

Barrow-In-Furness, LA14 3YR

Offers In The Region Of £85,000



Nestled on the charming surroundings of West Shore Park in Walney, this charming detached chalet offers a delightful retreat for those seeking a peaceful lifestyle. Suitable for over 50s, the chalet comes with a host of benefits such as a community car park, access to local walks, outdoor space and a newly replaced boiler. This property presents a wonderful opportunity for those looking to invest in a tranquil and peaceful community.

Arriving at West Shore Park, you are immediately greeted with the fresh sea air and sense of community spirit. The property itself benefits from having some outdoor space attached which provides the perfect place for the summer months to enjoy the sun. Stepping into the property you enter directly into a small entrance corridor. To the left of the chalet you can locate the lounge space and the kitchen. The kitchen provides ample space for cabinets and worksurfaces. A small breakfast bar provides the ideal space for a couple of chairs for enjoying a morning coffee whilst a second door provides access into the outdoor space. The kitchen connects directly onto the reception space, a large room that can be versatile as a large lounge or as a lounge/ diner.

Back in the entrance hall, to the right of the chalet are the two bedrooms and family bathroom. Both bedrooms could fit a double bed in and both already have existing built in cupboards. Just off the bedrooms is the family bathroom, suitable for the family and any visitors with its shower cubicle, toilet and sink.

Reception

19'6" x 10'5" min 15'8" max (5.95 x 3.20 min 4.78 max)

Kitchen

9'7" x 12'5" (2.93 x 3.80)

Shower Room

6'7" x 5'6" (2.02 x 1.68)

Bedroom One

9'7" x 12'3" (2.93 x 3.75)

Bedroom Two

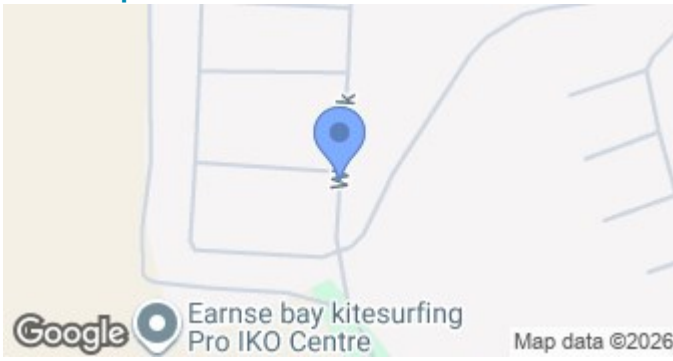
8'11" x 9'7" (2.73 x 2.93)



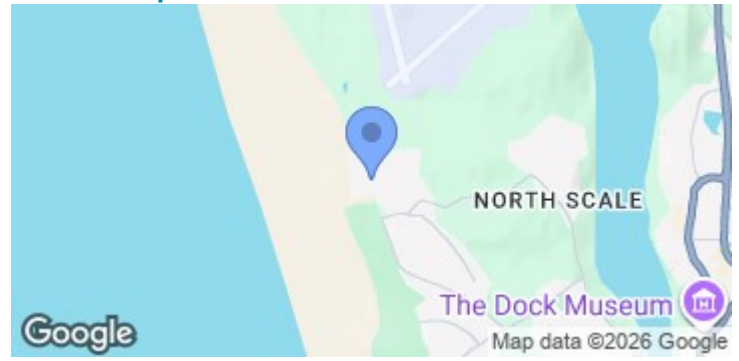
- Over 50's Only
- Outside Space
- Ready to Move In
- Gas Central Heating
- Nearby Parking Available
- Close to the Beach
- No EPC Required
- Council Tax Band - A



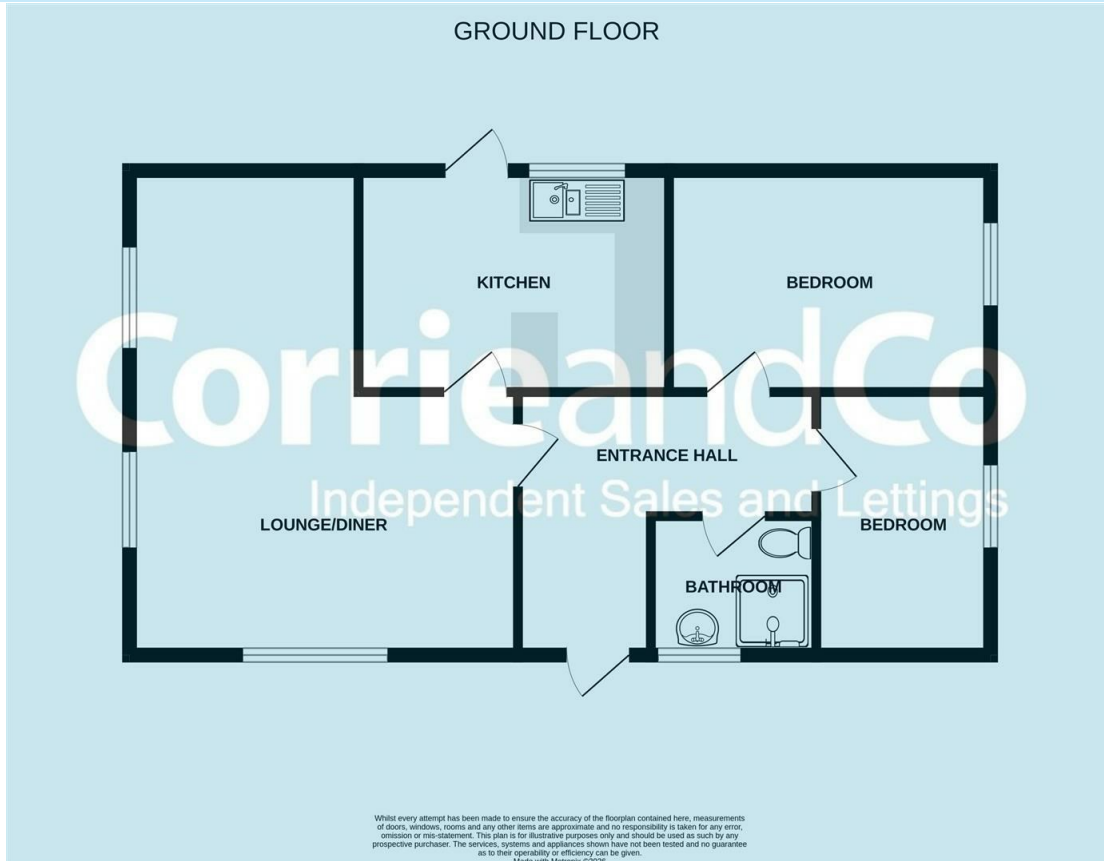
Road Map



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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	