



Total area: approx. 55.9 sq. metres (601.2 sq. feet)

#### DIRECTIONS

From the Jubilee Bridge to Walney Island, continue turn right at the traffic lights onto The Promenade and a left turn into Mill Lane. Turn right onto West Shore Road and after a short while, turn right into West Shore Park. Follow the fork in the road to the right where the property can be found on your left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/poems.twigs.voter>

#### GENERAL INFORMATION

TENURE: N/A - Park fees are approximately £195.35 per calendar month per annum inclusive of VAT.

COUNCIL TAX BANDING: N/A.

SERVICES: Mains services including gas, electric, water and drainage.

PLEASE NOTE: Under the Estate Agency Act of 1979 – We must notify all interested parties that this property belongs to an employee of JH Homes.



#### **Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

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**463 West Shore Park,  
Walney, Barrow-in-Furness, LA14 3YS**

For more information call **01229 445004**

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Attractive two bedroomed chalet/park home on the popular West Shore Park with stunning, uninterrupted views from the decking area and lounge towards the Irish Sea and Black Combe. With good presentation, gas central heating system, double glazing and offering comfortable accommodation which comprises of two bedrooms, lounge, kitchen/diner and shower room. Easy access to the coast and beach, parking and private seating areas. A great opportunity on a site for the over 50s with no upper chain and early viewing invited.



Accessed by way of a decked seating area to the side through a PVC double glazed door opening to:

**HALL**  
Window to side, wood style laminate flooring and radiator. Access to kitchen/dining room, two bedrooms and shower room.

**LOUNGE**  
11' 9" x 11' 10" (3.58m x 3.61m)  
Electric fire with feature surround, wood style laminate flooring and radiator. UPVC double glazed window to front, external PVC door with matching side panel to seating area and feature archway to:

**KITCHEN/DINING ROOM**  
11' 8" x 11' 7" (3.58m x 3.55m)  
Fitted with a small range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap, brass handles and recess tiling. Integrated under counter double oven, electric hob with cooker hood over, microwave and dishwasher. Space and plumbing for washing machine, space for fridge, wood style laminate flooring, radiator and two uPVC Double glazed windows to side.

**BEDROOM**  
11' 10" x 10' 3" (3.61m x 3.13m)  
Double room with two double wardrobes, overhead storage, radiator and uPVC double glazed window to side.



**BEDROOM**  
7' 11" x 8' 6" (2.41m x 2.59m) widest points  
UPVC double glazed window to side and radiator.

**SHOWER ROOM**  
Three piece suite comprising of WC, shower cubicle and wash hand basin. UPVC double glazed window to side.

**EXTERIOR**  
Two patio area's with steps to the entrance door and lounge. Storage is provide by way of two outbuildings and there is a small decked area providing seating.

