



## Plot 6 School Road Kirkby-In-Furness, LA17 7UH

Situated in the stunning village of Kirkby-in-Furness, this development benefits from being on the edge of the world-renowned Lake District, home to three Areas of Outstanding Natural Beauty. Overlooking the Duddon Estuary, and in rolling countryside, you are also only five miles from the market town of Ulverston and nine miles from Barrow-in-Furness, meaning you are well-served for local amenities.

The Ripon is a stylish three bedroom home designed for comfort and practicality. The open plan kitchen and dining area create a sociable space for family meals, while the spacious lounge is bright and airy. There is also a downstairs WC for convenience. To the first floor, the main bedroom benefits from an ensuite while the other two rooms share the modern family bathroom.

**Fixed Asking Price £325,000**

# Plot 6 School Road

Kirkby-In-Furness, LA17 7UH



- New Build
- Detached House
- Parking
- Relocation Package Available
- Countryside Views
- Three Bedrooms
- Rear Garden
- Excellent Location
- Ensuite
- Part Exchange Considered

**Lounge** 7'5" x 6'3" (2.28 x 1.93)  
16'5" x 8'9" (5.02 x 2.68)

**Kitchen/Dining**  
16'5" x 8'11" (5.02 x 2.73)

**GF WC**  
5'10" x 4'9" (1.80 x 1.45)

**Bedroom One**  
16'5" x 9'4" (5.02 x 2.85)

**En Suite**  
6'4" x 4'3" (1.95 x 1.31)

**Bedroom Two**  
9'4" x 8'11" (2.86 x 2.74)

**Bedroom Three**  
11'0" x 7'5" (3.37 x 2.27)

**Bathroom**



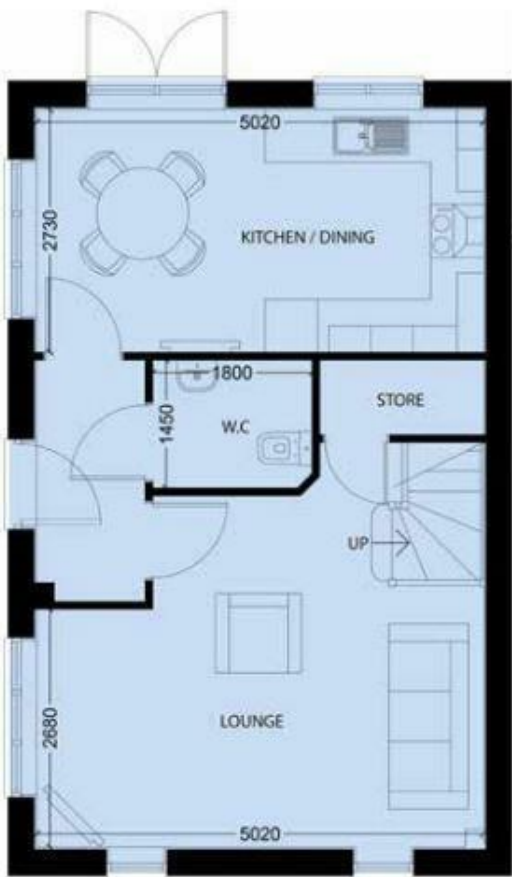
[Directions](#)





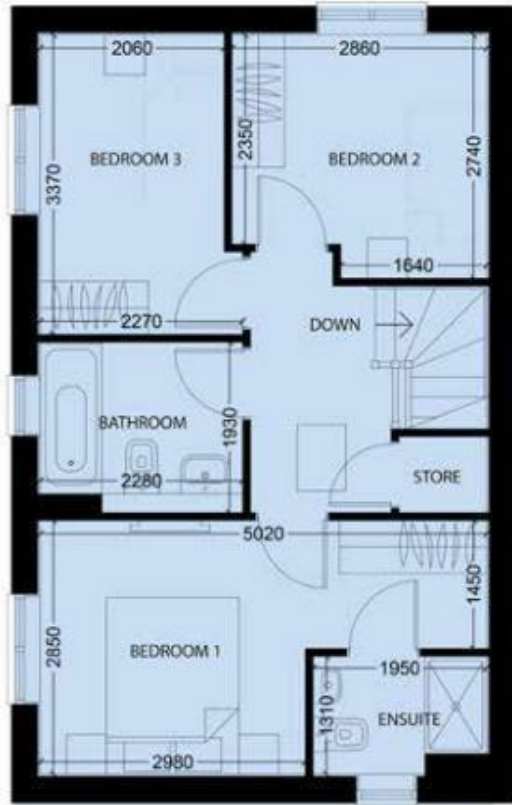


Floor Plan



Ground Floor

Kitchen/Dining	5020mm x 2730mm
Lounge	5020mm x 2680mm
WC	1800mm x 1450mm



First Floor

Bedroom 1	5020mm x 2850mm
En-suite	1950mm x 1310mm
Bedroom 2	2860mm x 2740mm
Bedroom 3	3370mm x 2270mm
Bathroom	2280mm x 1930mm

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- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

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