



**Ground Floor**

Kitchen	4360mm x 2810mm
Lounge/Dining	5630mm x 3250mm
Bedroom 1	3920mm x 3720mm
Bedroom 2	3830mm x 2430mm
Bathroom	2410mm x 2410mm



## Plot 26 School Road Kirkby-In-Furness, LA17 7UH

OPEN WEEKEND - 28th & 29th September between 11am - 4pm. Mortgage adviser available. FREE Cartmel Racecourse tickets for any appointments booked for May 2025.

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.

A collection of forty-six 2, 3 & 4 bedroom properties await in this stunningly-positioned development in Kirkby-in-Furness. Adjacent to an established primary school, and surrounded by countryside, this new development will offer a mix of homes, including detached, semi-detached, mews terrace and bungalows, offering something for everyone.

**Offers In The Region Of £280,000**

# Plot 26 School Road

Kirkby-In-Furness, LA17 7UH



## Lounge Diner

18'5" x 10'7" (5.63 x 3.25)

## Kitchen

14'3" x 9'2" (4.36 x 2.81)

## Bedroom One

12'10" x 12'2" (3.92 x 3.72)

## Bedroom Two

12'6" x 7'11" (3.83 x 2.43)

## Bathroom

7'11" x 7'1" (2.43 x 2.16)



[Directions](#)



## Floor Plan

Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- 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

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Standard	Current	Standard
103 kWh/m <sup>2</sup> A		0.02 t/m <sup>2</sup> A	
81-102 kWh/m <sup>2</sup> B		0.03 t/m <sup>2</sup> B	
61-80 kWh/m <sup>2</sup> C		0.04 t/m <sup>2</sup> C	
41-60 kWh/m <sup>2</sup> D		0.05 t/m <sup>2</sup> D	
21-40 kWh/m <sup>2</sup> E		0.06 t/m <sup>2</sup> E	
11-20 kWh/m <sup>2</sup> F		0.07 t/m <sup>2</sup> F	
1-10 kWh/m <sup>2</sup> G		0.08 t/m <sup>2</sup> G	

EU Directive 2002/91/EC