

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Plot 42 School Road

Kirkby-In-Furness, LA17 7UH

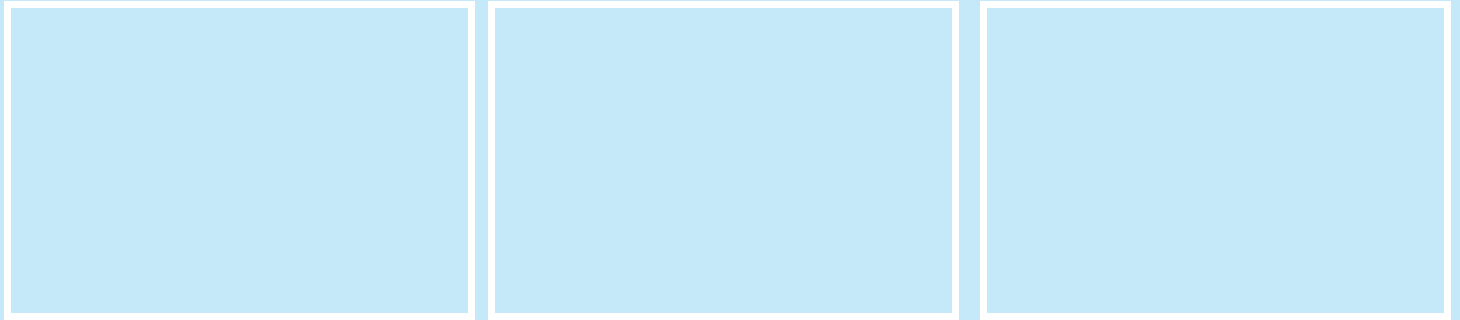
Offers In The Region Of £350,000



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## Offers In The Region Of £350,000



*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.*

### Kitchen/Dining

15649'7"m x 10826'9"m (4770mm x 3300mm )

### Lounge

14960'7"m x 10793'11"m (4560mm x 3290mm )

### GF WC

5905'6"m x 4724'4"m (1800mm x 1440mm )

### Bedroom One

19488'2"m x 10301'10"m (5940mm x 3140mm )

### Ensuite

7086'7"m x 6430'5"m (2160mm x 1960mm )

### Bedroom Two

12335'11"m x 9153'6"m (3760mm x 2790mm )

### Bedroom Three

13517'0"m x 9153'6"m (4120mm x 2790mm )

### Bathroom

6988'2"m x 6364'9"m (2130mm x 1940mm )

### Garage

19783'5"m x 9711'3"m (6030mm x 2960mm )

- New Build
- Excellent Location
- Three Bedrooms
- Rear Garden
- Relocation Package Available
- Stunning Views
- Detached House
  - Garage
- Part Exchange Considered

## Road Map



## Terrain Map



## Floor Plan



### TYPE G18 FOR APPROVAL

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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	