



## Plot 43 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.

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 £295,000**

# Plot 43 School Road

Kirkby-In-Furness, LA17 7UH



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

## Lounge

7'2" x 6'3" (2.19 x 1.91)

16'10" x 11'8" (5.15 x 3.58)

## Kitchen/Dining

16'9" x 10'1" (5.11 x 3.08)

## GF WC

5'10" x 4'8" (1.80 x 1.43)

## Bedroom One

11'8" x 9'3" (3.58 x 2.82)

## En Suite

9'10" x 3'11" (3.01 x 1.20)

## Bedroom Two

11'0" x 9'11" (3.36 x 3.03)

## Bedroom Three

8'6" x 6'11" (2.60 x 2.12)

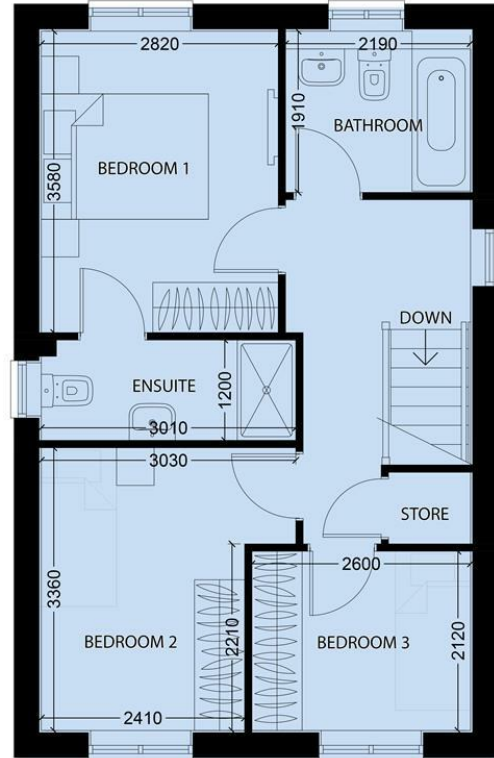
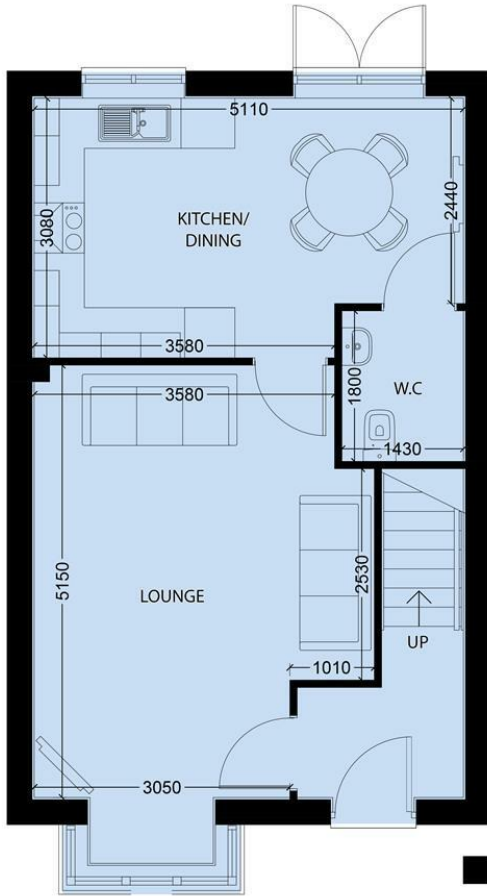
## Bathroom



[Directions](#)



# Floor Plan



## TYPE D18 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 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	Potential	Current	Potential
105 kWh/m <sup>2</sup> A	75 kWh/m <sup>2</sup> A	102 g/m <sup>2</sup> A	75 g/m <sup>2</sup> A
81-104 kWh/m <sup>2</sup> B	55-74 kWh/m <sup>2</sup> B	92-101 g/m <sup>2</sup> B	75-84 g/m <sup>2</sup> B
66-80 kWh/m <sup>2</sup> C	35-54 kWh/m <sup>2</sup> C	81-91 g/m <sup>2</sup> C	65-74 g/m <sup>2</sup> C
51-65 kWh/m <sup>2</sup> D	15-34 kWh/m <sup>2</sup> D	71-80 g/m <sup>2</sup> D	55-64 g/m <sup>2</sup> D
36-50 kWh/m <sup>2</sup> E	5-14 kWh/m <sup>2</sup> E	61-70 g/m <sup>2</sup> E	45-54 g/m <sup>2</sup> E
21-35 kWh/m <sup>2</sup> F	1-4 kWh/m <sup>2</sup> F	51-60 g/m <sup>2</sup> F	35-44 g/m <sup>2</sup> F
6-20 kWh/m <sup>2</sup> G	0 kWh/m <sup>2</sup> G	41-50 g/m <sup>2</sup> G	25-34 g/m <sup>2</sup> G

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC