



The Langdale, Plot 25 Newfields Estate Great Carrs Close

Askam-In-Furness, LA16 7FL

Offers In The Region Of £380,000



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We are delighted to present to you Phase II of the prestigious Newfields development of executive three and four bedroom homes with off road parking, gardens and superior build quality. Choose from a range of high quality kitchens, bathrooms and finishes throughout the property to create a bespoke and personalised home. Situated just moments away from picturesque beaches, rural walks and close to amenities, primary school and transport links you can enjoy the ease of convenience whilst immersing in the lifestyle of a quintessential seaside Village.

- Cul-de-sac Location
 - Utility Room
 - Integral Garage
- Choice of Kitchens and Bathrooms
- First Floor Floor Covering Allowance

- Open Plan Living
- En-suite to Master
- Enclosed Rear Garden
- Landscaping Included
- Annual Maintenance Charge - £300

Entrance Hall

7'11" x 6'3" (2.42 x 1.93)

Lounge

13'3" x 10'2" (4.06 x 3.12)

Kitchen Diner

19'6" x 9'1" (5.95 x 2.79)

Utility Room

5'9" x 5'9" (1.77 x 1.76)

Ground Floor WC

5'9" x 3'1" (1.77 x 0.94)

Garage

17'8" x 8'6" (5.39 x 2.60)

First Floor Landing

Master Bedroom

17'1" x 9'1" (5.21 x 2.78)

En-suite Shower Room

6'5" x 6'3" (1.96 x 1.93)

Bedroom Two

14'0" x 9'6" max (4.28 x 2.92 max)

Bedroom Three

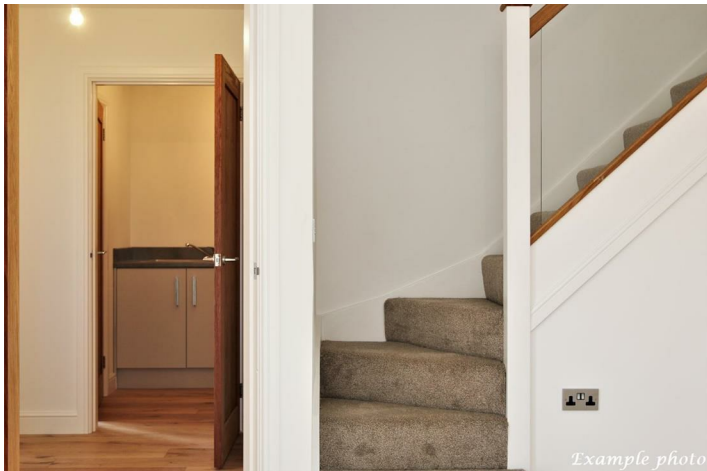
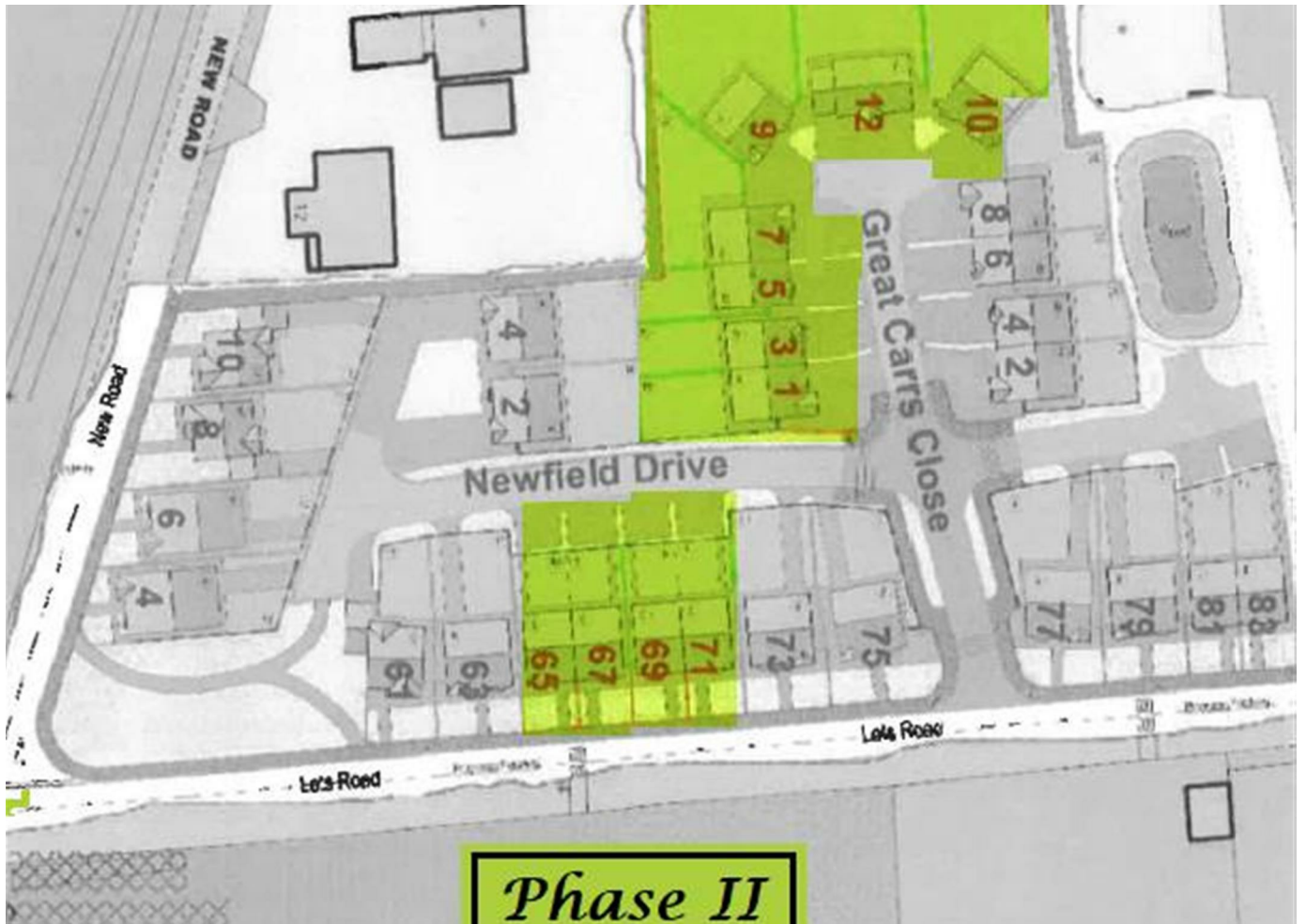
13'11" x 9'7" max (4.26 x 2.93 max)

Bedroom Four

10'4" x 7'3" (3.17 x 2.23)

Family Bathroom

8'0" x 7'1" (2.45 x 2.16)



Road Map



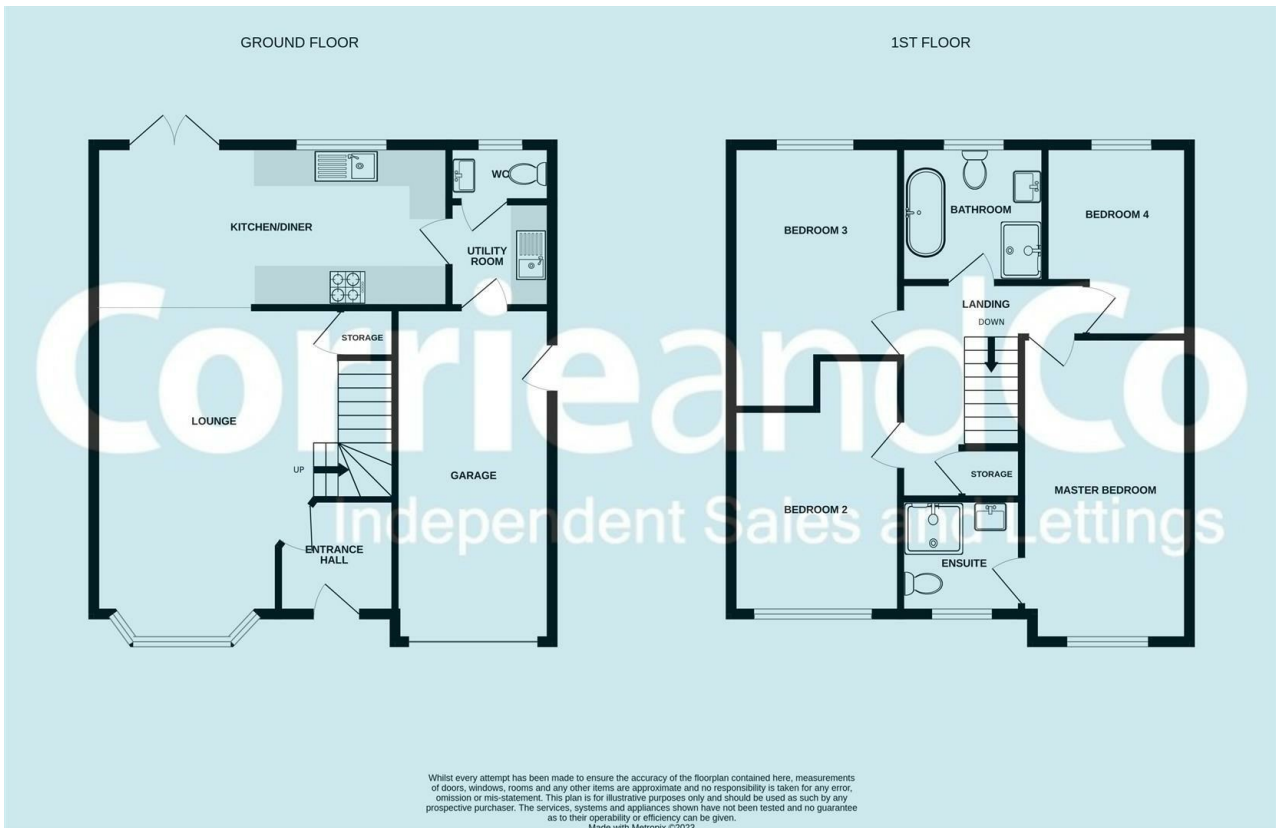
Hybrid Map



Terrain Map



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
For more information, visit www.gov.uk			For more information, visit www.gov.uk		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		