



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

LANCET HOMES in partnership with HOLBECK HOMES present THE AYR. A CHARMING two-bedroom TRADITIONAL bungalow. This single-storey property offers a SPACIOUS kitchen and a large LOUNGE-DINING area, ideal for entertaining and benefits from FRENCH DOORS leading to the garden. Two WELL-SIZED bedrooms complete this comfortable and PRACTICAL living space.

The agricultural field adjoining this development site is now being promoted for residential planning permission, with an indicative scheme of approximately sixty homes

Fixed Asking Price £289,950

Plot 26 School Road

Kirkby-In-Furness, LA17 7UH



- TRADITIONAL single storey BUNGALOW
- ASSISTED MOVE available. Call to find out more.
- LANCET HOMES is one of the leading family-run and privately-owned house builders in the North West.
- Two Well Sized Bedrooms
- EASY ACCESS to BARROW-IN-FURNESS by road or rail.
- Our Customer Charter is our promise and commitment to delivering EXCELLENCE throughout your home buying journey.
- Personalise Your Home with a choice of optional extras PLUS upgrade options available.
- Save an average of £2,200* on your annual household bills with our energy-efficient new build homes.
- 10 YEAR Premier Guarantee Warranty for assured PEACE OF MIND.



Directions



Floor Plan



Ground Floor

Kitchen	4360mm x 2810mm
Lounge/Dining	5630mm x 3250mm
Bedroom 1	3920mm x 3720mm
Bedroom 2	3830mm x 2430mm
Bathroom	2430mm x 2160mm

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	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(92-100) A	
(81-90) B		(81-90) B	
(70-79) C		(70-79) C	
(55-64) D		(55-64) D	
(39-44) E		(39-44) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC England & Wales EU Directive 2002/91/EC