



ST GEORGES
BARROW-IN-FURNESS

**DEVELOPMENT
OVERVIEW**



A selection of one, two and three bedroom properties comprising semi-detached and terraced homes and apartments conveniently located close to all local amenities. All properties benefit from private off street parking and all houses have rear gardens. Constructed to a high standard to provide modern accommodation with low maintenance and low running costs.

The development is ideally situated for employees of BAE Systems and has excellent transport links together with the leisure opportunities offered by its proximity to Rampside coastal footpath and the Coast Road.



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DEVELOPMENT OVERVIEW



THE AUSTIN



THE PALEY



THE LONSDALE

Neil Price Ltd has been established for over 25 years and has built an outstanding reputation for providing high quality homes and excellent customer service throughout Furness and South Lakeland. Their in house team complete all aspects of development from initial concept to handover and aftercare. The properties at St Georges are offered with NHBC warranty for additional peace of mind.

The development comprises of:

- 3 - 2 bedroom apartments
- 1 - 1 bedroom house
- 3 - 3 bedroom terraced houses
- 18 - 3 bedroom semi-detached houses

The 3 bedroom properties have enclosed gardens and all properties benefit from private off street parking.

The images shown are for illustration purposes only. Whilst every care is taken to ensure accuracy of information, we cannot take responsibility for any error or misdescription and we reserve the right to alter or amend designs and specifications without prior notice. The information contained herein is for guidance only and does not form part of any contract or warranty. External finishes may vary from those shown and any dimensions given are approximate and sizes may vary from those indicated.

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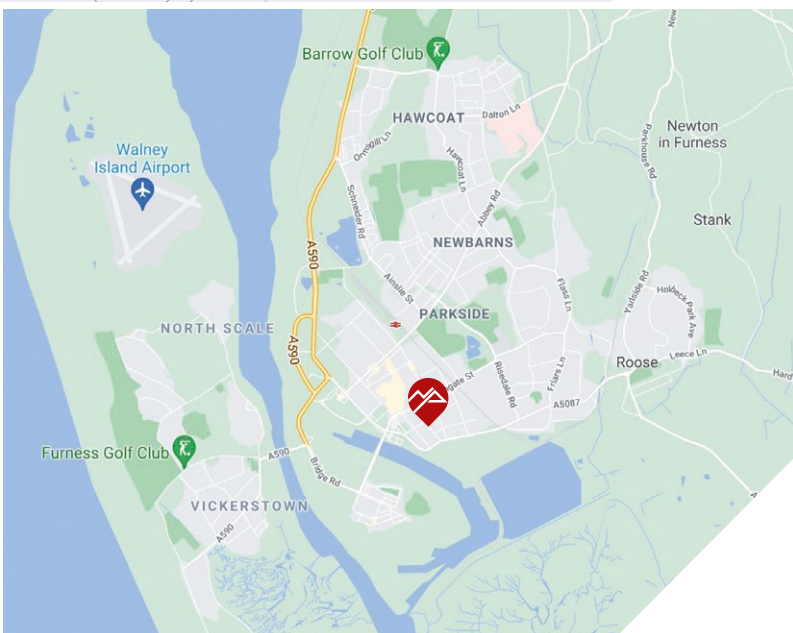
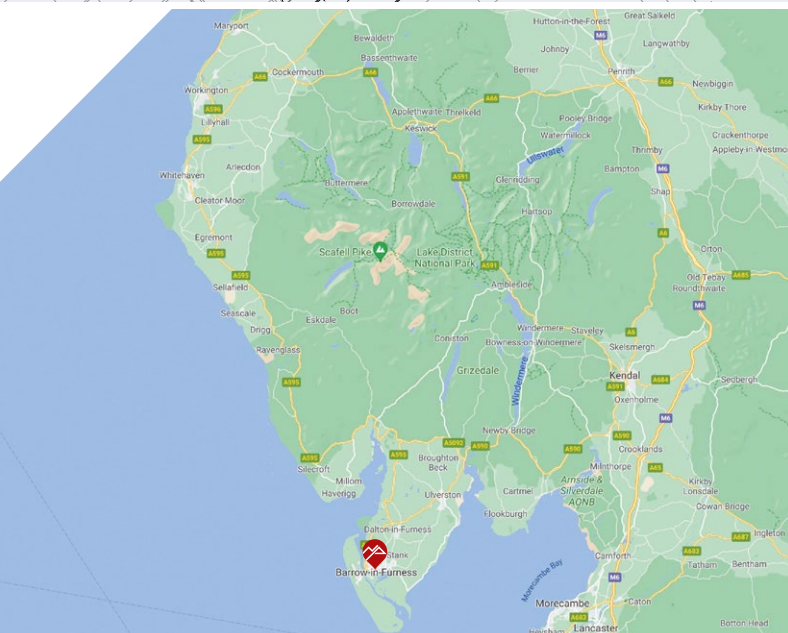


Neil Price Ltd
DESIGN • BUILD • DEVELOP



ST GEORGES
BARROW-IN-FURNESS

SITE PLAN



St Georges • School Street • Barrow-in-Furness • LA14 2JN

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LOCATION



FURNESS ABBEY



PIEL ISLAND



BARROW PARK



TOWN HALL



The location is home to some exceptional local amenities and in walking distance of a wide range of independent stores and high street retailers including Morrison, Tesco and Asda.



Barrow-in-Furness benefits from rail links to all local towns and the mainland rail networks.



Barrow-in-Furness gives great access to those wanting a more active lifestyle with close access to the Lake District National Park and a wide range of outside leisure activities along the Furness peninsula whilst enjoying the benefits of town living.



The town is able to offer access to cinemas, gyms and extensive sports facilities.



Barrow is well represented with local rugby and football clubs and two golf courses on the town's perimeter.



Local attractions give an insight into the historical significance of the town with the local Dock Museum, the 14th century Piel Castle, and the majestic remains of Furness Abbey, one of England most iconic Cistercian Monasteries.



Barrow-in-Furness has a wide choice of primary and secondary schools as well as higher educational facilities of Barrow Sixth Form College, Furness College and the University of Cumbria.



The town is also well serviced by a Furness General Hospital, and a number of local medical centres.





ST GEORGES
BARROW-IN-FURNESS

THE PALEY



KEY FEATURES

- Modern, high specification 3 BEDROOM semi-detached home
- Choice of fully fitted KITCHEN with built in oven, hob and extractor (*subject to build stage*)
- 3 Piece fully fitted BATHROOM suite
- Choice of tiling to KITCHEN and BATHROOM (*subject to build stage*)
- Private parking place
- Private enclosed rear garden
- Low maintenance and energy efficient
- Full fibre broadband (FTTP) available at the property
- NHBC Warranty
- Help to Buy scheme available
- Conveniently situated close to BAE Systems and local amenities

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VESTIBULE

- Composite front entrance door
- Access to GROUND FLOOR WC

GROUND FLOOR WC

- Dual flush WC
- Vanity unit with chrome mixer tap and tile splashback

KITCHEN/DINER

- Choice of fully fitted kitchen with built in oven and hob *
- Stainless steel and glass extractor
- Choice of tiled splashback *
- Space for washer/dryer, fridge freezer and dishwasher ♦
- TV point
- French doors to GARDEN
- Alarm panel

LOUNGE

- High and low TV points providing a variety of furnishing options
- BT point (Full fibre broadband (FTTP) connected to the property)
- Understairs cupboard with consumer unit

FIRST FLOOR LANDING

- Cupboard with TV distribution wiring ready for connection by aerial/dish installer

BEDROOM 1

- Spacious double bedroom
- TV point

BEDROOM 2

- Spacious double bedroom
- TV point

BEDROOM 3

- Single bedroom
- TV point

FAMILY BATHROOM

- Choice of 3 Piece bathroom suite including dual flush WC, vanity basin unit and bath *
- Choice of wall tiling*
- Thermostatic shower tap
- Chrome heated towel rail
- LED Backlit mirror

ELECTRICAL

- Generous electrical specification throughout
- TV Points in all BEDROOMS, LOUNGE & KITCHEN
- BT point (Full fibre broadband (FTTP) available to the property)
- Mains powered smoke and heat detectors with battery backup
- Programmable alarm system

CENTRAL HEATING AND EFFICIENCY

- 'B' Rating energy efficiency
- Gas fired Ideal Standard 'A' rated Code Combi gas boiler
- uPVC windows with energy saving 20mm air gap, low E glazing and 10 year guarantee on glazing and frames
- 125mm cavity wall insulation, 125mm floor insulation and 400mm roof insulation
- Low energy LED light fittings

EXTERIOR SPECIFICATION

- Cambrian roof tiles and clay bricks
- Private parking space
- Patio to rear GARDEN
- High timber fence to rear garden
- External lighting to front and rear elevations
- Choice of artificial grass or decorative slate chippings *

- * subject to build stage
- ♦ integrated appliances at additional cost



GROUND FLOOR

Kitchen / Dining	4.54 x 3.26m
Living Room	4.89 x 4.54m



FIRST FLOOR

Bedroom 1	3.78 x 2.57m
Bedroom 2	4.36 x 2.57m
Bedroom 3	2.96 x 2.19m
Bathroom	2.67 x 1.86m