

*Briarwood, Carleton*

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*Homes  
by Muir*



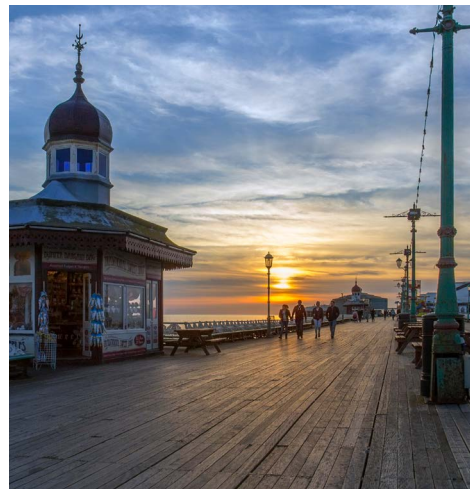
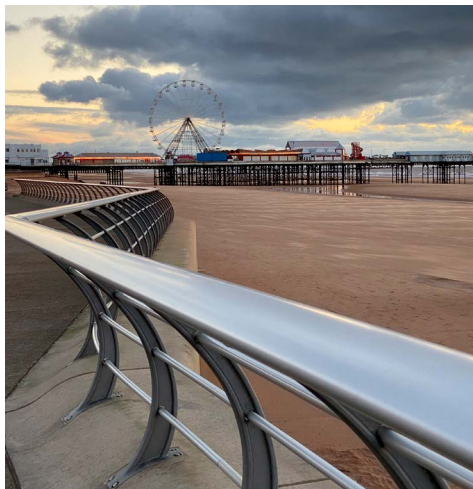
*love the home you own*

Muir is delighted to present Briarwood, Carleton.

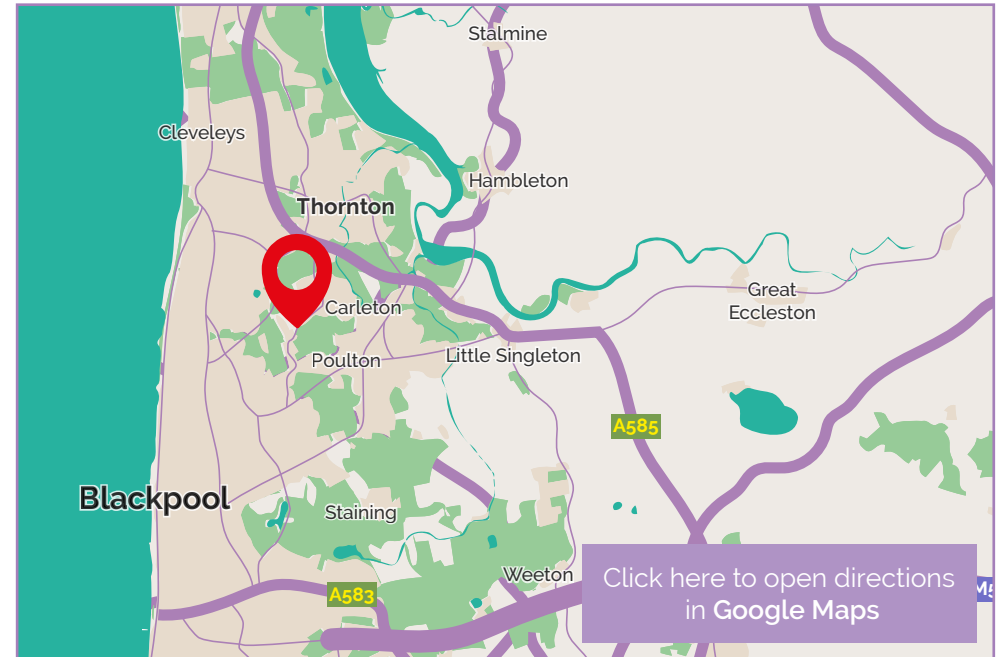
This development will feature a range of 1 and 2 bedrooed homes available to purchase as shared ownership. These homes have been developed by Applethwaite.

Each new-build home has been carefully designed to offer spacious, practical fitted kitchens, comfortable living spaces, well planned bedrooms and attractive exteriors. Every aspect of your new Muir home is carefully finished to the highest standard

and the development is designed to compliment the surrounding area, with considered road layouts and walkways. With a wide range of local amenities and excellent transport links, Briarwood provides an excellent environment, ideal for the over 55 community.



## About Briarwood



### Location

This select development is situated in the lovely village of Carleton, near Poulton-le-Fylde. The properties are situated close to picturesque views of the Fylde coast, with a host of bistros, bars and restaurants.

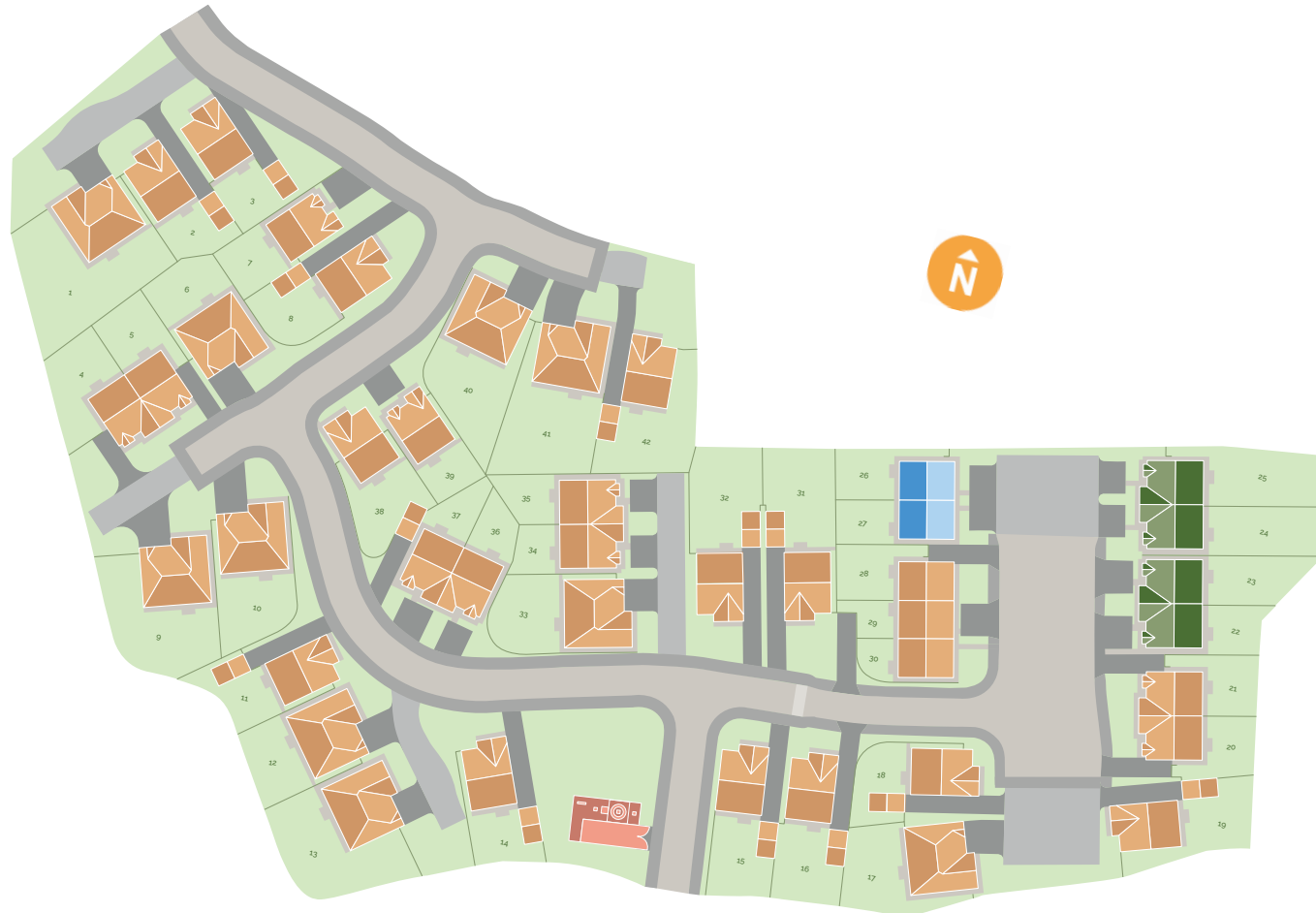
### Amenities

Transport links are excellent with easy access to the motorway network including A585 Link Road from the M55, which connects to the M6. Poulton-le-Fylde station is 1.2 miles away where there are regular direct train services to Preston where direct lines go to London, Manchester and Chester.

Direct bus links are also available from Preston to main cities. There are local convenience stores in Carleton with Poulton 1.5 miles away which has shops, pubs, dentist, doctors, within the Market Town. Blackpool Town Centre is 3.9 miles away.

### Getting to Briarwood

Postcode for Sat Nav is FY6 7QB.



House Type Key

The Loughrigg

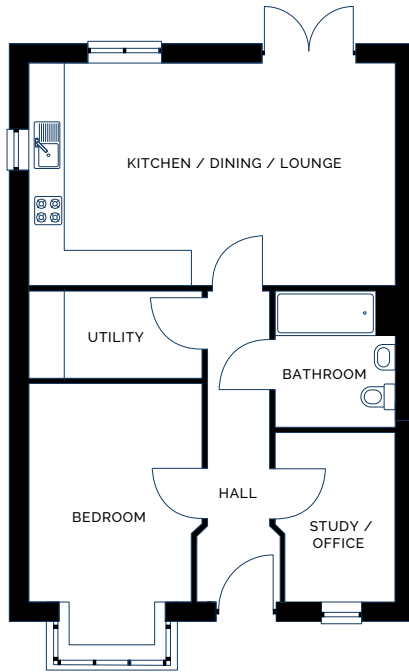
Plots  
26 and 27

The Whinfell

Plots  
22, 23, 24  
and 25

## The Loughrigg

One bedroom semi-detached bungalow



### First Floor

Kitchen/Dining/Lounge	6.19m x 3.77m	20' 4" x 12' 5"
Utility	2.91m x 1.47m	9' 7" x 4' 10"
Study/Office	2.02m' x 2.84m'	6' 8" x 9' 4"
Bedroom	2.91m' x 4.47m'	9' 7" x 14' 8"
Bathroom	3.10m x 1.90m	10' 2" x 6' 3"

\*Maximum dimension



### Specification

- Fully fitted kitchen with oven, hob and extractor fan
- Cushion flooring to kitchen and bathroom
- Gas central heating with High Efficiency Boiler
- Double glazing and high performance insulation throughout

### Internal features

- BT point to lounge and master bedroom
- Electrically wired smoke detectors

### External Features

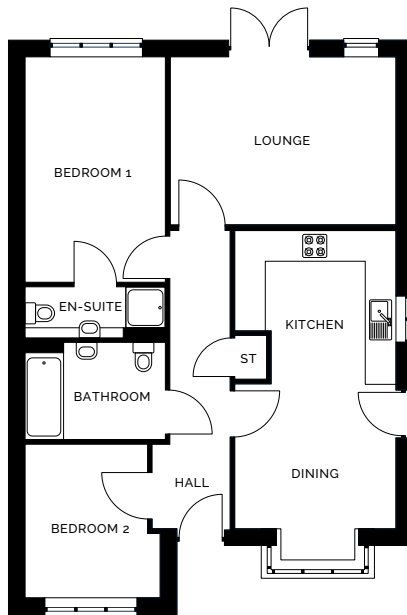
- Private turfed garden
- Close board fencing to rear garden
- 2 parking spaces
- External tap
- External lighting to front and rear entrance doors

### Warranties

- 10 year new homes warranty
- Oven, hob, extractor fan and boiler warranties

## The Whinfell

Two bedroom semi-detached bungalow



### First Floor

Lounge	4.37m x 3.28m	14' 4" x 10' 9"
Kitchen/Dining	3.15m' x 6.38m'	10' 4" x 20' 11"
Bedroom 1	2.77m x 4. 6"	
En-suite	2.72m x 1.00m	8' 11" x 3' 3"
Bedroom 2	2.64m' x 3.00m'	8' 8" x 9' 10"
Bathroom	2.72m x 1.90m	8' 11" x 6' 3"

\*Maximum dimension



### Specification

- Fully fitted kitchen with oven, hob and extractor fan
- Cushion flooring to kitchen and bathroom
- En-suite to master bedroom
- Gas central heating with High Efficiency Boiler
- Double glazing and high performance insulation throughout

### Internal features

- BT point to lounge and master bedroom
- Electrically wired smoke detectors

### External Features

- Private turfed garden
- Close board fencing to rear garden
- 2 parking spaces
- External tap
- External lighting to front and rear entrance doors

### Warranties

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## Shared Ownership



Shared Ownership allows you to buy a share of the property (between 10% and 75%) and pay a monthly rent on the remaining share, which Muir own.

### How it works

Because you are buying a share of the property, the deposit you need is a lot smaller.

You will typically need a deposit of just 5% of the share you are buying.

You pay a deposit and legal fees. Your mortgage is based on the size of share you buy. You will pay a monthly rent on the remaining share. A service charge will apply for buildings insurance and if there are any communal areas to maintain.

### Next steps

Simply contact our team to find out more about our early bird reservations. We will discuss eligibility and the affordability assessment with you. More information can be found at:

[www.muir.org.uk/shared-ownership](http://www.muir.org.uk/shared-ownership)

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## Ownership opportunities



Muir's Shared Ownership opportunities are an excellent, affordable route to home ownership. As an established provider of shared ownership homes for many years, Muir has helped thousands of customers to realise their dream of owning a home.

*how to get in touch*

[salesteam@muir.org.uk](mailto:salesteam@muir.org.uk)

[www.muir.org.uk](http://www.muir.org.uk)

The wording images included in this brochure are for illustrative purposes only and will differ to the homes available. Purchasers must satisfy themselves as to the accuracy of information provided in the brochure.