




Heaton Way

Dowbridge,
Kirkham, PR4 3FT

Site Plan



Heaton Way Plot Locator

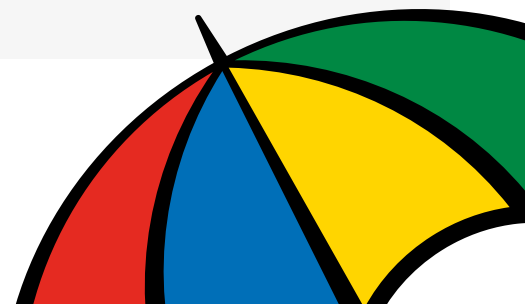
-  Two Bedroom Houses
-  Three Bedroom Houses
-  Story Homes

For further information call or visit:

 **0800 118 2079**

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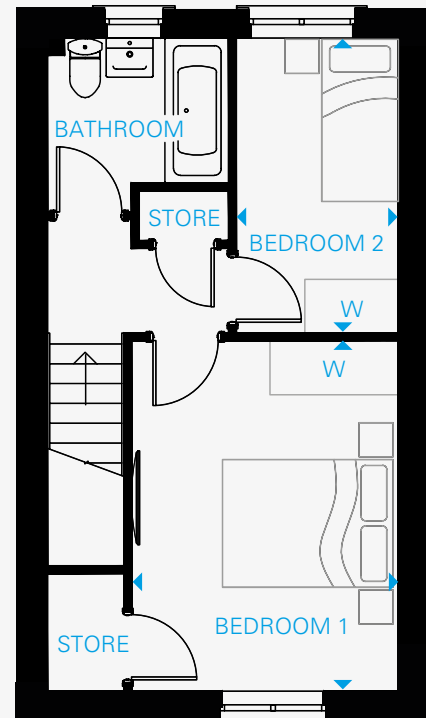
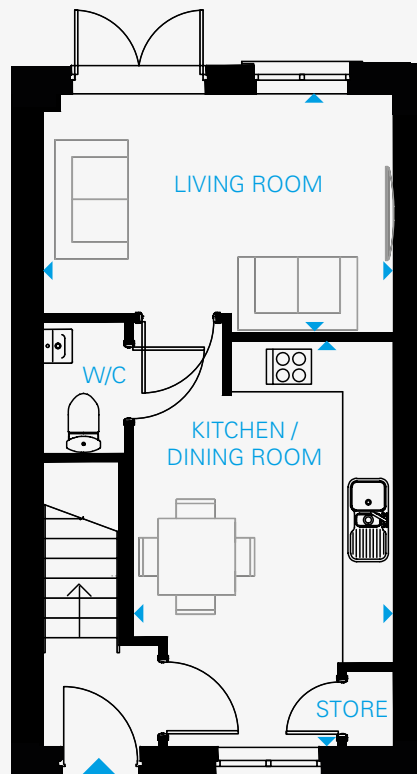
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Two Bedroom Shared Ownership Houses



Bailey House Type Plots 9, 10*, 30, 31*, 32, 33*, 159, 160* & 162*


TOTAL AREAS - 64.2 SQ.M. 691 SQ.FT.

*Plots 10, 31, 33, 160 & 162 are handed to the plans drawn

LIVING ROOM	4.11m x 2.80m	13' 5" x 9' 2"
KITCHEN / DINING AREA	4.76m x 3.05m	15' 7" x 10' 0"
BEDROOM 1	4.11m x 3.13m	13' 5" x 10' 3"
BEDROOM 2	3.46m x 1.90m	11' 4" x 6' 2"

W - Wardrobe (not included)

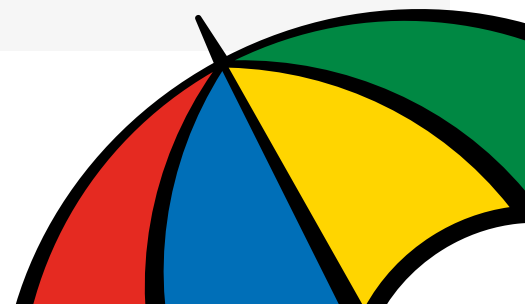
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The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen and bathroom layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Associates. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

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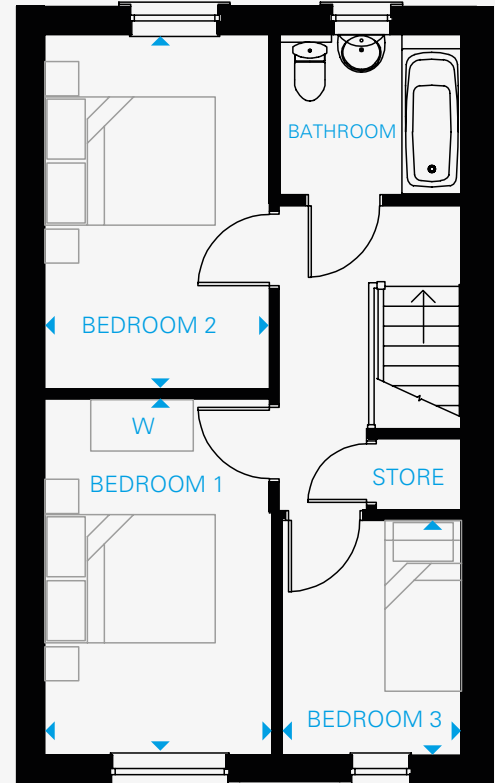
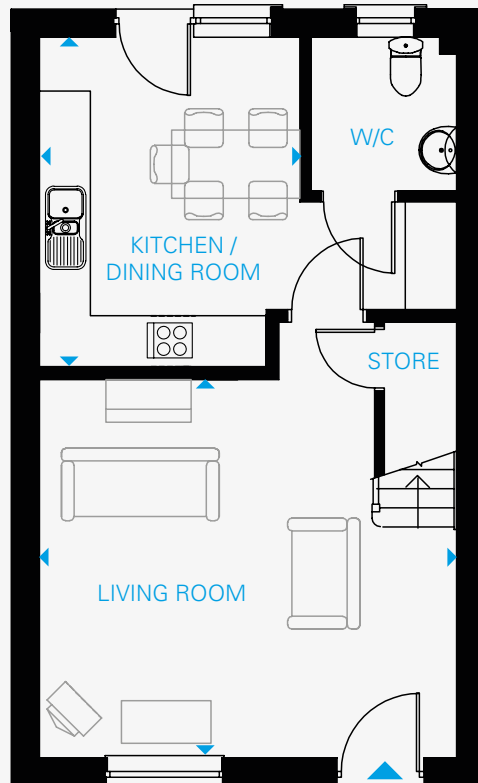


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Three Bedroom Shared Ownership Houses



Rowan House Type Plots 7*, 8, 28* & 29


TOTAL AREAS - 88.9 SQ.M. 903 SQ.FT.

*Plots 7 & 28 are handed to the plans drawn

LIVING ROOM	4.94m x 4.48m	16' 2" x 14' 8"
KITCHEN / DINING AREA	3.91m x 3.10m	12' 10" x 10' 2"
BEDROOM 1	4.21m x 2.70m	13' 10" x 8' 10"
BEDROOM 2	4.19m x 2.67m	13' 9" x 8' 9"
BEDROOM 3	2.87m x 2.15m	9' 5" x 7' 1"

W - Wardrobe (not included)

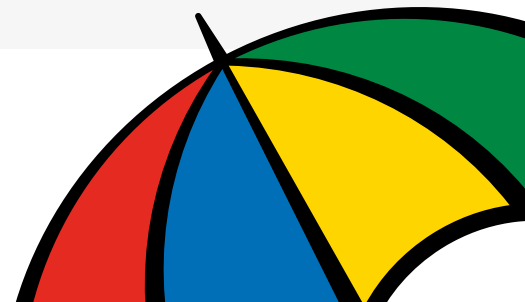
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Specification

Kitchen

- Contemporary white gloss kitchen with brushed chrome handles with laminate worktop and upstand
- Glass splashback
- Carron stainless steel sink with Carron lever mixer tap
- Zanussi electric oven, gas hob and stainless steel chimney hood
- Space for fridge/freezer
- Space for washing machine

Cloakroom

- Contemporary white Armitage sanitaryware
- Chrome mixer tap
- Splashback tiling to basin

Bathroom

- Contemporary white Armitage bathroom suite with thermostatic bath/shower mixer over bath and glass shower screen
- Chrome mixer tap to basin with click clack waste
- Porcelanosa large format wall tiles laid full height to bath area with splashback tiling to basin

Flooring

- Vinyl flooring to cloakroom, bathroom and kitchen
- Carpet to hall, living room, stairs landing and bedrooms

General

- Walls, ceilings, architraves and skirtings painted white
- White PVCu double glazed windows and doors
- White 4 paneled internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- 12 year NHBC building warranty


Electrical

- Doorbell
- Light fitting to bathroom
- Pendant light to hall, landing, living room and bedrooms
- White sockets and switches throughout
- TV point to lounge and master bedroom
- Telephone point to living room
- Heat and smoke detectors installed
- Extractor fan to bathroom

Externals

- Coach light to front and rear elevation
- Turf to rear garden
- 1.8m high fence to rear garden
- Two parking spaces per home

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