

Onward

living

Spring Gardens

Bringing happiness home

Welcome to Spring Gardens

DISCOVER CANAL-SIDE LIVING AT SPRING GARDENS, A NEW COLLECTION OF MODERN HOMES SITUATED IN THE HISTORIC TOWN OF RISHTON, LANCASHIRE.



With a stunning range of 3-bedroom semi-detached homes available for Shared Ownership, Spring Gardens is an ideal option for all kinds of house-hunters, from growing families to first-time buyers.

Each stylish home is finished to a high specification and includes a variety of superb features for modern day living, including spacious open-plan layouts, contemporary fitted kitchens, modern bathrooms, and allocated off-street parking.

What's more, with a number of convenient amenities and well-regarded schools close by, not to mention fantastic transport links to Blackburn, Burnley, Manchester and beyond, Spring Gardens really is a great place to start your new chapter.



THE PERFECT PLACE TO CALL HOME

Spring Gardens is nestled in the quaint former mill town of Rishton in the Hyndburn district of Lancashire, surrounded by beautiful countryside.

This attractive new development sits on the banks of the Leeds & Liverpool canal, with easy access to public footpaths for a peaceful waterside stroll.

You'll find everything you need on your doorstep at Spring Gardens. There's a fantastic range of local amenities within walking distance on nearby Blackburn Road, including cafes and takeaway restaurants, a chemist, a library, and beauty salons. There's also a handy Co-op Food store close to hand, as well as several independent convenience stores to choose from.

If you're looking for more retail therapy, Blackburn is just four miles away offering a diverse range of High Street stores, not to mention an abundance of bars and restaurants, three great theatres, and a state-of-the-art ten-screen cinema.

Families are well catered for with a great choice of schools nearby, including Rishton St Peter and St Paul's Church of England Primary School, St Charles' RC School, and Rishton Methodist Primary School – all rated 'good' by OFSTED.

When it comes to getting around, Spring Gardens boasts excellent transport links, offering easy access to the M65 motorway. Rishton train station is just a short walk away providing regular services to Blackburn, Preston, Burnley Central and Colne. There are also regular bus services throughout the local towns and villages.



So, whatever you're looking for in a place to call home, you're sure to find it at Spring Gardens.



The Bridgefield (Type A)



OVERALL FLOOR AREA

83.7m²

GROUND FLOOR DIMENSIONS

Living/dining – 4.58m * x 5.18m*

Kitchen – 2.06m x 4.03m

WC – 0.99m x 1.69m

FIRST FLOOR DIMENSIONS

Bedroom 1 – 4.58m x 2.61m

Bedroom 2 – 2.32m x 4.53m

Bedroom 3 – 2.20m x 3.30m

Bathroom – 2.32m x 2.02m

3-bedroom, semi-detached.

The Bridgefield (Type A) is an attractive 3-bedroom home that features a contemporary kitchen to the front which benefits from an integrated double oven, cooker hood and gas hob. This leads through to a spacious lounge and dining room complete with French doors that open on to the rear garden. This floor is completed by a convenient WC as well as plenty of handy storage cupboards.

Upstairs on the first floor are three generously sized bedrooms, which all share a modern family bathroom. Plus, there's more practical storage space on the landing.

*Maximum room dimensions.

Disclaimer:

*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.

The Bridgefield (Type B)



OVERALL FLOOR AREA

83.7m²

GROUND FLOOR DIMENSIONS

Living – 4.58m x 4.62m

Kitchen/dining – 3.53m* x 4.59m*

WC – 0.99m x 1.69m

FIRST FLOOR DIMENSIONS

Bedroom 1 – 4.58m x 2.61m

Bedroom 2 – 2.32m x 4.53m

Bedroom 3 – 2.20m x 3.30m

Bathroom – 2.32m x 2.02m

3-bedroom, semi-detached.

The Bridgefield (Type B) is an appealing 3-bedroom home that features a spacious front-facing living room. This leads through to an open plan kitchen dining area which benefits from an integrated double oven, cooker hood and gas hob. A set of elegant French doors from the dining area open on to the rear garden and provide additional natural light in this space. This floor is completed by a convenient WC as well as plenty of handy storage cupboards.

On the first floor, a spacious master bedroom spans the entire width of the house. There are a further two bedrooms – one double bedroom and one single – which both share a contemporary family bathroom.

*Maximum room dimensions.

Disclaimer:

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SPECIFICATION

Kitchen

- Fully-fitted contemporary Richmond kitchen
- Integrated Indesit double fan oven
- Indesit 4 burner gas hob
- Glass splashback
- Indesit stainless steel chimney-style extractor
- Stainless steel 1.5 bowl, sink top and drainer
- Chrome low flow mixer tap
- Recessed lighting
- Polyflor non-slip vinyl flooring



What's more, all homes are covered by a 10-year Q-ASSURE building warranty.



Bathroom

- Contemporary white sanitaryware
- Two-door bathroom unit and basin
- Johnson ceramic wall tiles
- Chrome heated towel rail
- Over-bath shower with glass screen
- Recessed lighting
- Polyflor non-slip vinyl flooring

*The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



Electrics

- TV points to living space and Bedroom 1
- Telephone points to living space and Bedroom 1
- Virgin Media points to living space and Bedroom 1
- Mains-operated smoke detectors with battery back-up
- Valiant EcoTec combination boiler



External

- Turfed rear garden
- Fencing to rear garden
- Timber fencing
- Paved pathway
- Tarmac drive



ABOUT ONWARD LIVING

At Onward Living we specialise in building quality new homes across the North West.

We believe everyone deserves a place to call their own, which is why we offer affordable homeownership solutions such as Shared Ownership to help you take that first step on the property ladder.

Whatever your situation, whether you're a first-time buyer, starting again or just thinking about downsizing, we'll help you find a home that's right up your street.

What's more, our friendly experienced team will be there every step of the way, providing all the advice and support you need to make buying and owning your Onward Living home as straightforward as possible.

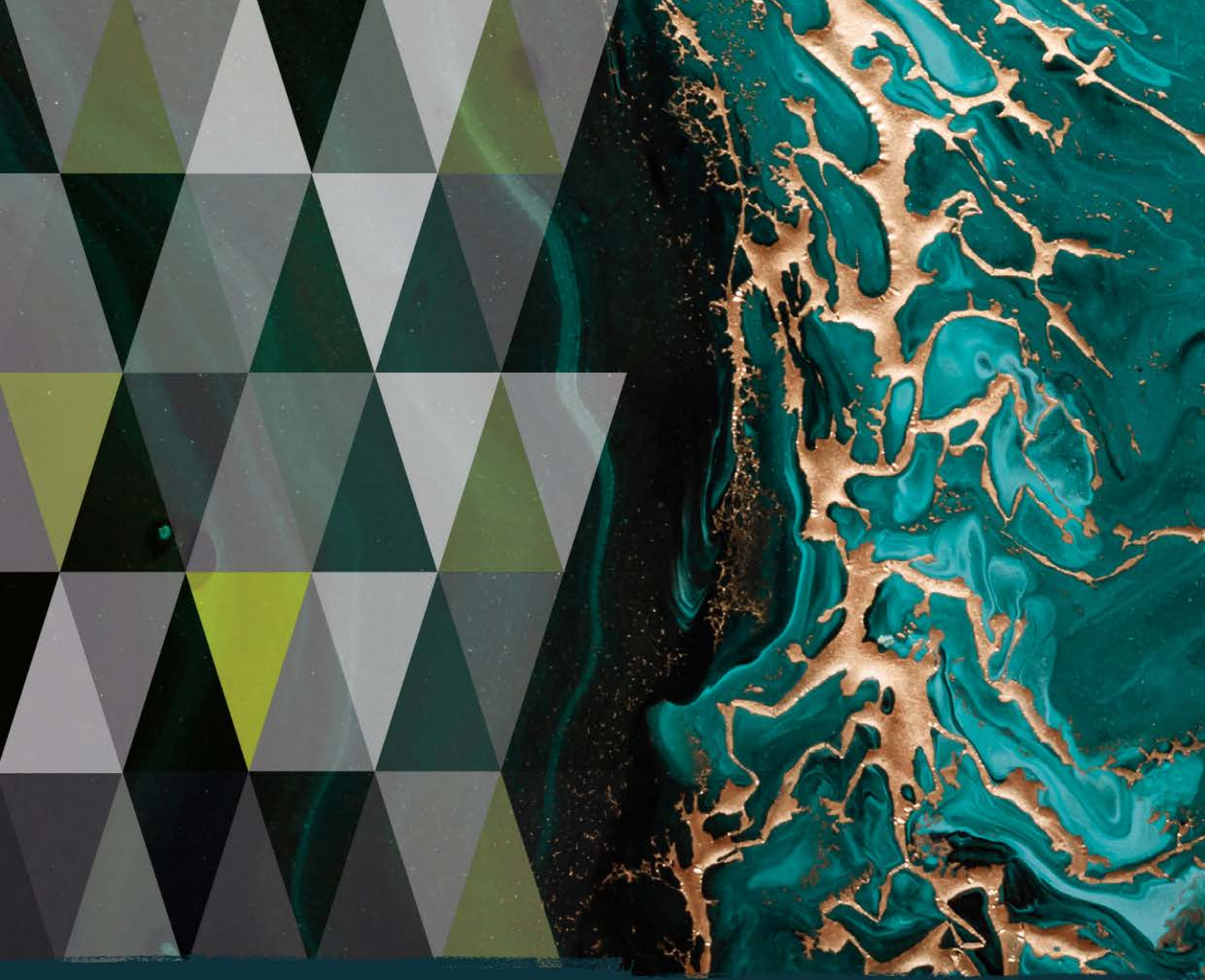


ABOUT SHARED OWNERSHIP

Shared Ownership is another way to buy your own home. You buy a percentage (between 25% and 75%), and pay rent on the rest. Onward Living owns part of it – but you're living there, you decorate it, and you decide when to sell.

Buying a percentage means a smaller deposit and smaller mortgage. It's a sooner first step on the ladder for lots of people. Usually, you can also carry on buying shares, to own it 100%.

To find out if Shared Ownership is right for you, or for more information about the scheme, contact our sales team on 0300 555 0130 or email sales@onward.co.uk



Spring Gardens

How to find us

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*The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in this brochure.