

# Garrett Manor

MOSLEY COMMON



A fantastic development of  
two, three and four bedroom homes.

  
eccleston  
HOMES





# The perfect base

Perfectly positioned just nine miles outside of Manchester City Centre, our Garrett Manor development of two, three and four bedroom homes is the place-to-be for families and professionals alike.

Externally, every home is built in traditional and characterful Arts & Crafts style, whilst inside you'll find a home built entirely for modern living. Expect open plan spaces, stunning specifications and a whole host of choices and options that allow you to personalise your new home.





# Something for everyone

Foodies will love sampling the whole host of nearby eateries. Laguna in Mosley Common is known as a 'little gem' by locals, whilst the King William pub is highly rated as a trendy hotspot. If you fancy somewhere a little more traditional, Worsley Old Hall which dates back to the 17th century has an eclectic menu and stunning gardens to enjoy, if the sun's shining.

You don't need to go far to find a whole host of amenities. Nearby Tyldesley town centre plays host to Marks & Spencer Food, Tesco Extra and Costa Coffee, amongst others. But if it's some real retail therapy you're after, the City of Manchester is well within your reach. And not forgetting the ultimate retail destination, The Trafford Centre, is just five miles away. Here you'll find over 140 stores, an Odeon cinema, Legoland, Sealife Centre and an abundance of restaurants too.

There's no shortage of outdoor space nearby either. Improve your handicap at Ellesmere Golf Club, enjoy a game of football in Mosley Common playing fields, take a stroll along Boothstown Marina or have a walk along the loop line to Worsley Village.



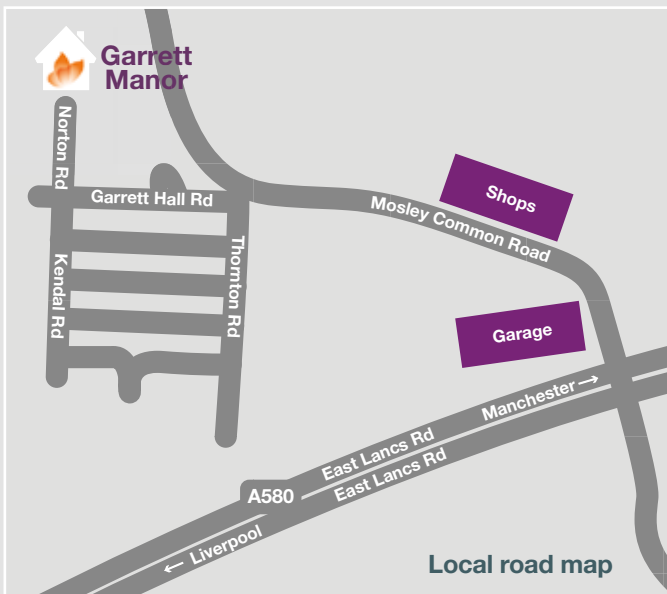
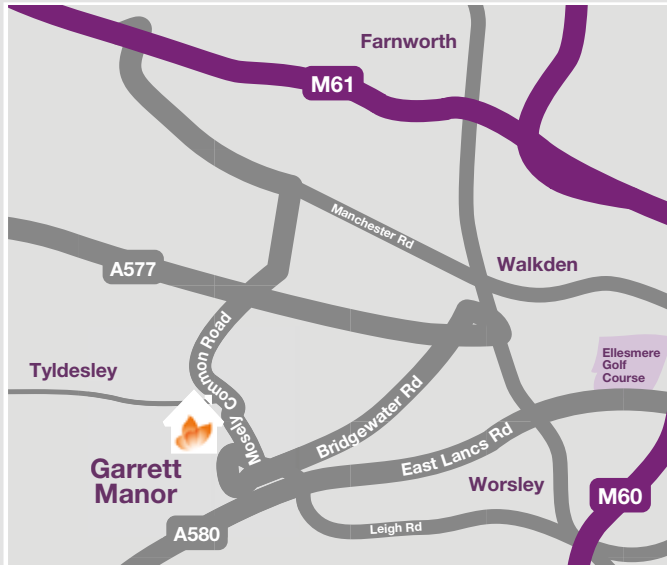
## Quality and convenience

Commuters are close to the North West motorway network, Tyldesley train station and the guided bus route which takes you straight into the City of Manchester. Whilst those with children will be delighted to find a number of highly rated schools in the local vicinity.

With all this nestling close to the great outdoors in the foothills of the West Pennine Moors, it's fair to say that Garrett Manor really does combine the best of all worlds.

# How to find us

Garrett Manor is located in  
Mosley Common, Manchester.  
Use postcode **M28 1AP**



## FROM THE NORTH

- At junction 4, exit toward A6/Walkden
- At the roundabout, take the 3rd exit onto Watergate Lane
- At the roundabout, take the 1st exit onto Salford Rd/A6
- Continue to follow A6
- Turn right onto Mort Ln/A5082 and continue to follow A5082 and go through 1 roundabout
- At the roundabout, take the 1st exit onto Sale Lane/A577 and continue to follow A577
- A577 becomes Mosley Common Road
- Turn right in to Thornton Road
- Then take your immediate first right into Garrett Hall Road
- Continue along Garratt Hall road, then turn right in to Norton Road and arrive at Garrett Manor.

## FROM THE SOUTH

- At junction 21A, exit onto M62 toward Leeds/Bolton/Manchester (N)
- At junction 12, exit onto M60 toward Leeds/Bolton/Ring Road
- At junction 13, take the A575/A572 exit to Worsley/Leigh/Swinton
- At the roundabout, take the 1st exit onto Leigh Rd/A572
- Continue to follow A572
- Continue straight onto Mosley Common Rd/A577
- Turn left in to Thornton Road
- Then take your immediate first right into Garrett Hall Road
- Continue along Garratt Hall road, then turn right in to Norton Road and arrive at Garrett Manor.

## Sales enquiries

0161 672 6786

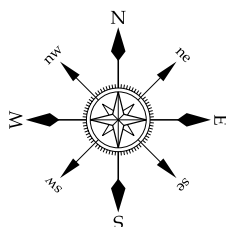
[salesgarrettmanor@ecclestonhomes.co.uk](mailto:salesgarrettmanor@ecclestonhomes.co.uk)  
[ecclestonhomes.co.uk](http://ecclestonhomes.co.uk)





# Garrett Manor

MOSLEY COMMON



-  **The Edenfield**  
3 bedroom mews/semi-detached home
-  **The Tarleton**  
3 bedroom mews/semi-detached home
-  **The Culcheth**  
3 bedroom semi-detached home
-  **The Clitheroe**  
3 bedroom detached home
-  **The Kingsleigh**  
3 bedroom detached home
-  **The Croft**  
3 bedroom, 2.5 storey semi-detached home

-  **The Frodsham**  
3 bedroom detached home
-  **The Whalley 2**  
4 bedroom detached home
-  **The Hartford**  
4 bedroom detached home
-  **The Haigh**  
4 bedroom detached home
-  **The Willaston**  
4 bedroom detached home
-  **The Formby**  
4 bedroom detached home

These particulars are for illustration only. The layout of this plan is not to scale and is an indication only of relative positions of properties. Consequently these particulars should be treated as general guidance only and cannot be relied on as accurately describing any of the Specific Matters prescribed by any Order under the Consumer Protection From Unfair Trading Regulations 2008. Nor do they constitute a contract or part of a contract. Please ensure that you check with the Sales Consultant on the development for specific plot details.

# Specification

GARRETT MANOR, MOSLEY COMMON

## Kitchens

- A choice of kitchen units and worktops (choice subject to build programme)
- Bosch stainless steel single multifunctional electric oven
- Bosch stainless steel 4 ring hob
- Stainless steel chimney-style recirculating hood
- Stainless steel splashback to hob
- Bosch integrated fridge / freezer
- 80mm co-ordinating worktop upstand (choice subject to build programme)
- One and half bowl sink and top lever tap to kitchen (choice subject to build programme)
- Stainless steel single bowl and tap to utility (where applicable)
- Plumbing for washing machine
- Plumbing for dishwasher
- Cutlery tray
- Soft closers to all units and drawers

## General

- 10 Year NHBC Warranty
- Hive Active Heating Smart Compatible Thermostat (requires HiveHub, broadband and WiFi)
- Fibre Broadband by Openreach (requires subscription to appropriate internet service provider)
- UPVC double-glazed windows
- UPVC French patio doors
- Black rainwater pipes and gutters
- Gas central heating two zone system throughout
- Gas combination boilers to Edenfield, Tarleton and Culcheth house types
- Thermostatically controlled radiators to all rooms except where roomstat fitted

## Electrical

- Sky+HD TV aerial point contained within media plate to lounge and family rooms with wiring to loft space (system to be completed by contacting Sky direct)
- Digital TV aerial point contained within media plate to lounge and family room wired to aerial in loft space
- Digital TV aerial point to master bedroom wired to aerial in loft space
- BT socket to lounge contained within media plate
- BT socket to master bedroom
- Downlights to kitchen
- Downlights to bathroom and ensuites

## Bathrooms and ensuites

- White contemporary sanitaryware by Roca
- Chrome towel radiators to bathroom and ensuites
- Chrome brassware by Vado
- Electric shaver point to bathroom and ensuite
- Choice of ceramic wall tiles by 'Porcelanosa' (choice subject to build programme)
- Extent of tiling to be: splash-backs above hand-basins in WCs, half-height ceramic tiling to walls receiving sanitaryware, and full-height ceramic tiling to shower enclosures (where applicable). Choice of two co-ordinating 'Porcelanosa' wall tiles in main bathrooms and ensuites to create feature walls. The feature wall is indicated on wall tile drawings
- Vado thermostatic shower to ensuite
- Vado shower over the bath to main bathroom with shower screen
- Vanity unit to bathrooms and ensuites

## Safety and security

- Alarm system
- Mains-powered smoke detectors and mains-powered heat detectors
- Window locks to all windows (except upper floor escape windows)
- Multi-point locking systems to front and rear doors

## Decoration

- Smooth-finish ceiling painted white
- All internal woodwork painted gloss white
- All internal walls painted white
- Semi-solid internal doors painted gloss white
- Satin chrome-effect internal ironmongery

## External

- Front porch light
- Front garden turfed
- Landscaping to approved scheme
- Grey concrete paving to form pathways and patios as shown on external works layout
- Black tarmac drives with grey concrete edgings
- 1.8m screen fencing to rear gardens, including pedestrian timber gate. See external works layout for exact details and locations
- Steel up and over garage doors
- Double socket and light to garage

## Options

- A wide range of optional extras are available. Please see Sales Consultant for prices and full range (all subject to build stage).

We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments may vary between individual plots and developments. Homes may be constructed from brick, stone or artificial stone or timber and all room sizes are approximate. Plots may be handed and garages may be single or double. Kitchen and bathroom layouts are indicative and any furniture layout is for illustrative purposes only. Whilst every effort has been made to ensure the information is correct it is designed specifically as a guide and may be subject to change during construction. Consequently, these particulars do not constitute or form any part of the contract. Individual detailed plans and specification are available, please see the Sales Consultant on the development for specific plot details prior to reservation.

We supply products by:

PORCELANOSA

Roca

VADO

  
eccleston  
HOMES

# The Edenfield

2 BEDROOM MEWS/  
SEMI-DETACHED  
HOME

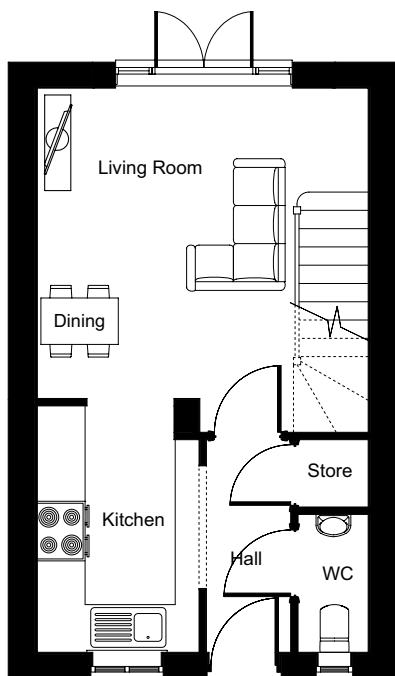


Two bedroom mews/semi-detached home / contemporary kitchen / stylish living area with access to the rear garden through French doors / useful storage space / family bathroom / downstairs WC / parking

  
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# The Edenfield

2 BEDROOM MEWS/SEMI-DETACHED HOME • 636 sq.ft.



## Ground Floor

### LIVING ROOM

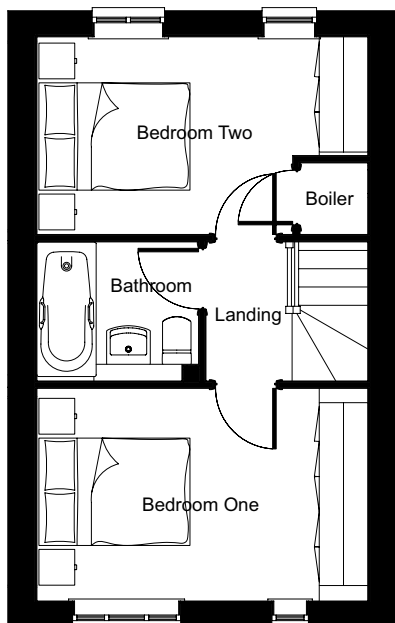
4.33m (max) x 4.16m (max)  
14'2" (max) x 13'6" (max)

### KITCHEN

3.10m x 2.03m  
10'1" x 6'6"

### WC

1.73m x 0.88m  
5'8" x 2'10"



## First Floor

### BEDROOM 1

4.16m x 2.67m  
13'6" x 8'9"

### BEDROOM 2

4.16m (max) x 2.48m (max)  
13'6" (max) x 8'1" (max)

### BATHROOM

2.03m x 1.75m  
6'6" x 5'7"

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# The Tarleton

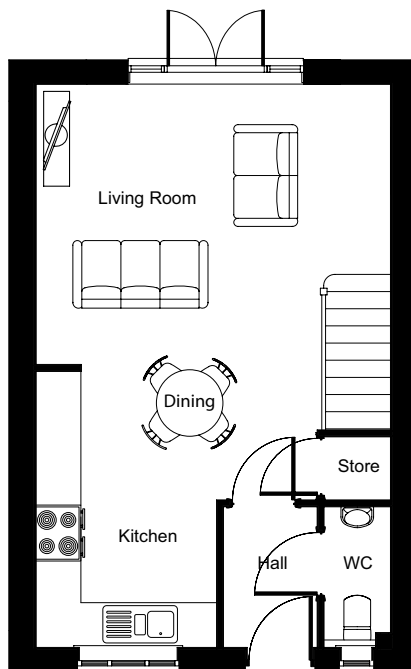
3 BEDROOM MEWS/  
SEMI-DETACHED  
HOME



Three bedroom mews/semi-detached home / open plan contemporary kitchen and living area / French doors leading to the rear garden / useful storage space / family bathroom / downstairs WC / parking

# The Tarleton

3 BEDROOM MEWS/SEMI-DETACHED HOME • 772 sq.ft.



## Ground Floor

### LIVING ROOM

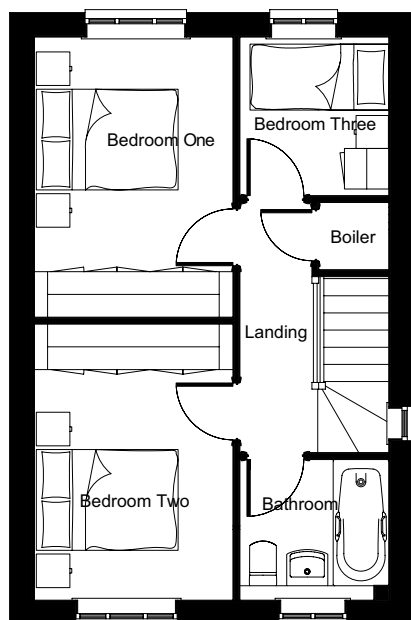
4.74m (max) x 3.75m  
15'5" (max) x 12'3"

### KITCHEN

3.70m x 2.42m  
12'1" x 7'11"

### WC

1.88m x 0.89m  
6'1" x 2'10"



## First Floor

### BEDROOM 1

3.75m x 2.66m  
12'3" x 8'7"

### BEDROOM 2

3.70m x 2.66m  
12'1" x 8'7"

### BEDROOM 3

2.12m x 1.99m  
6'11" x 6'5"

### BATHROOM

1.99m x 1.88m  
6'5" x 6'1"

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# The Culcheth

3 BEDROOM  
SEMI-DETACHED  
HOME

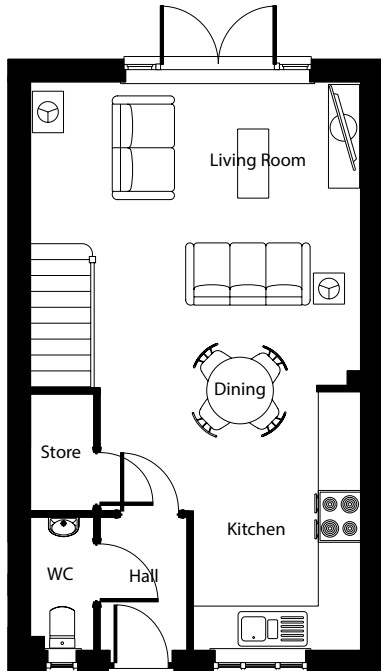


Three bedroom semi-detached home / open plan kitchen/dining/living room / French doors to the rear garden / three spacious bedrooms / ensuite to master bedroom / family bathroom / downstairs WC

  
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# The Culcheth

3 BEDROOM SEMI-DETACHED HOME • 860 sq.ft.



## Ground Floor

### LIVING ROOM

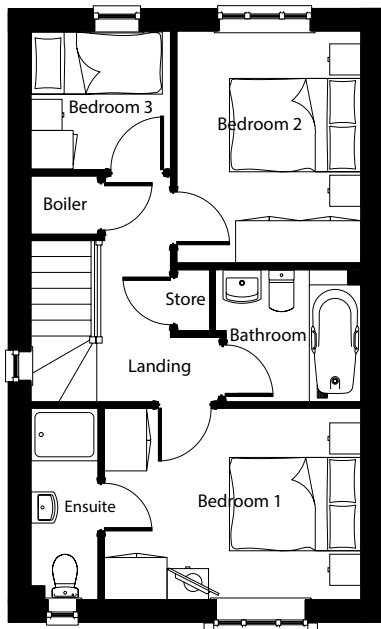
4.78m (max) x 4.39m  
15'8" (max) x 14'4"

### KITCHEN

3.74m x 2.42m  
12'3" x 7' 11"

### WC

1.92m x 0.92m  
6'3" x 3'0"



## First Floor

### BEDROOM 1

3.71m x 2.77m  
12'2" x 9'1"

### ENSUITE

2.77m (max) x 0.97m  
9'1" (max) x 3'2"

### BEDROOM 2

3.35m x 2.67m  
11'0" x 8'9"

### BEDROOM 3

2.02m x 2m  
6'7" x 6'6"

### BATHROOM

2.11m (max) x 1.92m  
6'11" (max) x 6'3"

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# The Clitheroe

3 BEDROOM  
DETACHED HOME

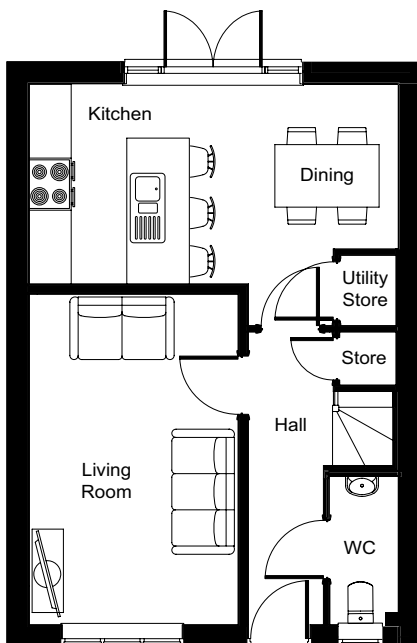


Three bedroom detached home / contemporary kitchen/dining room with access to the rear garden through French doors / stylish breakfast area / separate light and airy living room / useful storage cupboard / three spacious bedrooms / ensuite to master bedroom / family bathroom / downstairs WC

  
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# The Clitheroe

3 BEDROOM DETACHED HOME • 901 sq.ft.



## Ground Floor

### LIVING ROOM

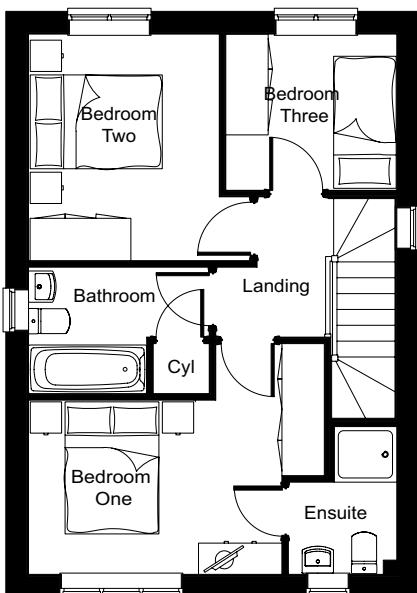
4.75m x 3.00m  
15' 7" x 9' 10"

### KITCHEN/DINING

5.30m (max) x 3.47m (max)  
17' 5" (max) x 11' 5" (max)

### WC

2.10m x 0.97m  
6' 11" x 3' 2"



## First Floor

### BEDROOM 1

4.25m (max) x 2.50m  
13' 11" (max) x 8' 2"

### ENSUITE

2.12m (max) x 1.56m (max)  
6' 11" (max) x 5' 1" (max)

### BEDROOM 2

3.26m x 2.74m  
10' 8" x 8' 11"

### BEDROOM 3

2.46m x 2.24m  
8' 1" x 7' 5"

### BATHROOM

2.60m (max) x 1.82m (max)  
8' 6" (max) x 6' (max)

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# The Kingsleigh

3 BEDROOM  
DETACHED HOME

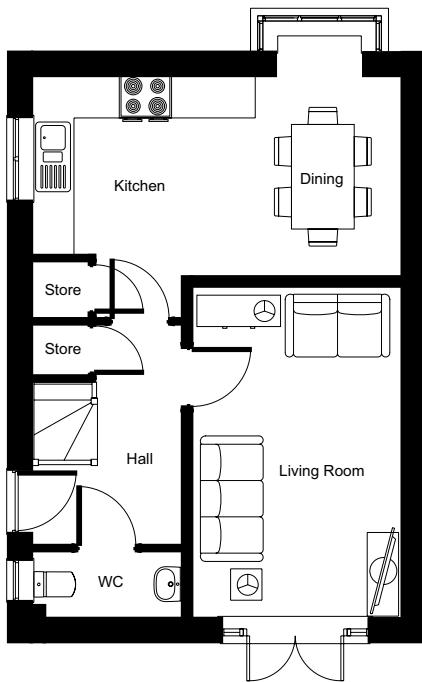


Three bedroom detached home / kitchen/dining room with feature bay window / separate living room with French doors / three spacious bedrooms / ensuite to master bedroom / family bathroom / downstairs WC / detached garage

  
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# The Kingsleigh

3 BEDROOM DETACHED HOME • 909 SQ.FT.



## Ground Floor

### LIVING ROOM

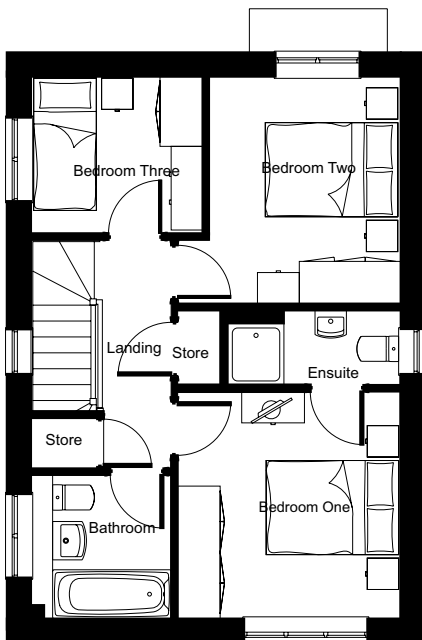
4.75m x 3m  
15'7" x 9'10"

### KITCHEN/DINING ROOM

5.29m (max) x 3.47m (max)  
17'4" (max) x 11'4" (max)  
(excluding bay)

### WC

2.14m x 0.96m  
7'x 3'1"



## First Floor

### BEDROOM 1

3.22m x 3.19m  
10'7" x 10'5"

### ENSUITE

2.53m (max) x 1.07m (max)  
8'3" (max) x 3'6" (max)

### BEDROOM 2

3.26m x 2.74m  
10'8" x 8'11"

### BEDROOM 3

2.46m x 2.25m  
8'x 7'4"

### BATHROOM

2.06m (max) x 2.01m (max)  
6'9" (max) x 6'7" (max)

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# The Croft

3 BEDROOM,  
2.5 STOREY  
SEMI-DETACHED  
HOME



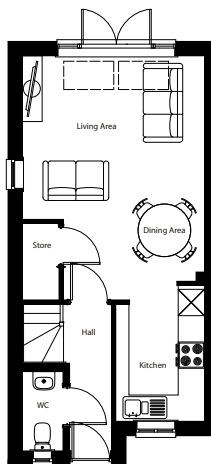
Three bedroom 2.5 storey semi-detached home / contemporary kitchen/dining/living area with access to the rear garden through French doors / 2 bedrooms and family bathroom on first floor / main bedroom with ensuite on second floor / downstairs WC / parking

\*Images are of typical Eccleston Homes show home interiors

  
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# The Croft

3 BEDROOM, 2.5 STOREY SEMI-DETACHED HOME • 963 sq.ft.



## Ground Floor

### LIVING/DINING

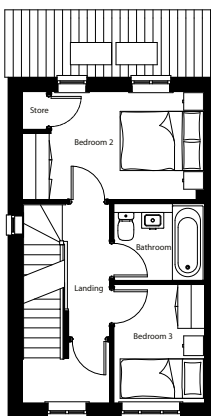
5.14m (max) x 4.17m (max)  
16'10" (max) x 13'8" (max)

### KITCHEN

3.1m x 2.03m  
10'2" x 6'8"

### WC

1.86m X 0.92m  
6'1" X 3'0"



## First Floor

### BEDROOM 2

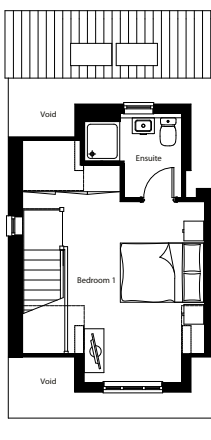
4.17m (max) x 2.46m  
13'8" (max) x 8'1"

### BEDROOM 3

2.7m x 2.04m  
8'10" x 6'8"

### BATHROOM

2.04m x 1.75m  
6'8" x 5'9"



## Second Floor

### BEDROOM 1

4.12 (max) x 3.1m (max)  
13'6" (max) x 10'2" (max)

### ENSUITE 1

2.2m (max) x 1.9m (max)  
7'3" (max) x 6'3" (max)

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# The Frodsham

3 BEDROOM  
DETACHED HOME

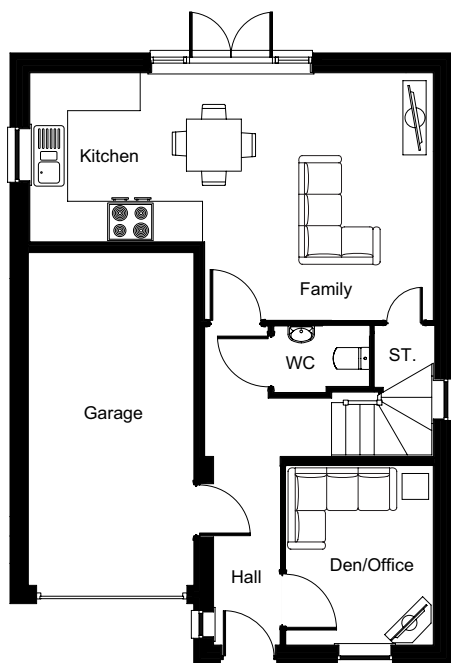


Three bedroom detached home / open plan kitchen/family area with access to the rear garden through French doors / den/home office / three bedrooms / ensuite to master bedroom / family bathroom / downstairs WC / integral garage / exterior Arts & Crafts styling

  
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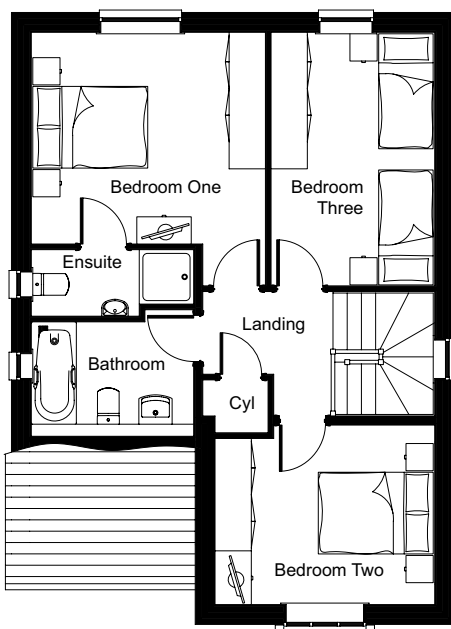
# The Frodsham

3 BEDROOM DETACHED HOME • 1070 sq.ft.



## Ground Floor

<b>KITCHEN/FAMILY ROOM</b>	6.67m x 4.09m (max) 21' 10" x 13' 5" (max)
<b>DEN/HOME OFFICE</b>	2.97m x 2.44m 9' 8" x 8' 0"
<b>WC</b>	1.58m (max) x 1.09m (max) 5' 2" (max) x 3' 7" (max)
<b>GARAGE</b>	5.50m x 2.73m 18' 0" x 8' 11"



## First Floor

<b>BEDROOM 1</b>	3.87m x 3.50m 12' 8" x 11' 5"
<b>ENSUITE</b>	2.68m (max) x 1.08m (max) 8' 9" (max) x 3' 6" (max)
<b>BEDROOM 2</b>	3.63m x 2.97m (max) 11' 10" x 9' 8" (max)
<b>BEDROOM 3</b>	4.19m x 2.71m 13' 8" x 8' 10"
<b>BATHROOM</b>	2.68m x 1.84m (max) 8' 9" x 6' 0" (max)

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# The Whalley 2

4 BEDROOM  
DETACHED HOME

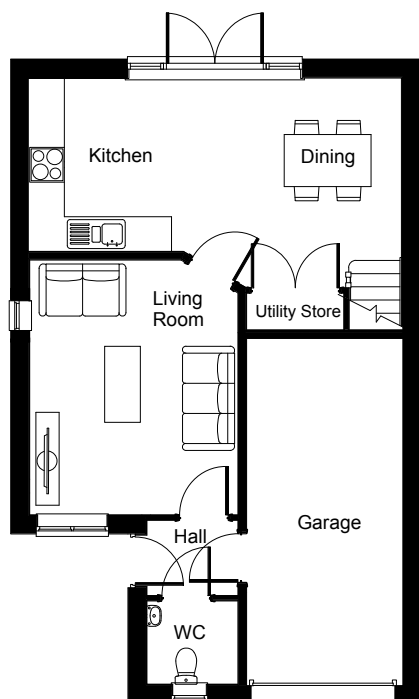


Four bedroom detached home / modern kitchen/dining room with access to the rear garden through French doors / relaxing living room / useful utility store / downstairs WC / four spacious bedrooms / ensuite to master bedroom / family bathroom / integral single garage / exterior Arts & Crafts features

  
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# The Whalley 2

4 BEDROOM DETACHED HOME • 1152 sq.ft.



## Ground Floor

### LIVING ROOM

4.41m (max) x 3.59m (max)  
14' 5" (max) x 11' 9" (max)

### KITCHEN/DINING

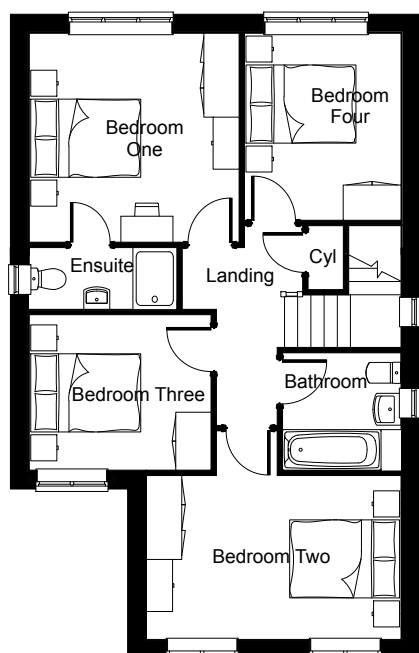
6.42m (max) x 3.62m (max)  
21' (max) x 11' 10" (max)

### WC

1.57m x 1.44m  
5' 1" x 4' 8"

### GARAGE

6m (max) x 2.70m  
19' 8" (max) x 8' 10"



## First Floor

### BEDROOM 1

3.62m x 3.61m  
11' 10" x 11' 10"

### ENSUITE

2.55m (max) x 1.18m (max)  
8' 4" (max) x 3' 10" (max)

### BEDROOM 2

4.39m x 2.83m  
14' 4" x 9' 3"

### BEDROOM 3

3.14m x 2.57m  
10' 3" x 8' 5"

### BEDROOM 4

3.23m x 2.71m  
10' 7" x 8' 10"

### BATHROOM

2.05m x 2.02m  
6' 9" x 6' 7"

We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments may vary between individual plots and developments. Homes may be constructed from brick or artificial stone and room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. Images and plans are correct at the time of going to press, but may be subject to change during construction. Consequently these particulars should be treated as guidance only and cannot be relied on as accurately describing any of the Specific Matters prescribed by any Order under the Consumer Protection From Unfair Trading Regulations 2008. Nor do they constitute a contract or part of a contract. Please ensure that you check with the Sales Consultant on the development for specific plot details. Images and computer generated images are for guidance only and do not represent any particular plot.



# The Hartford

4 BEDROOM  
DETACHED HOME

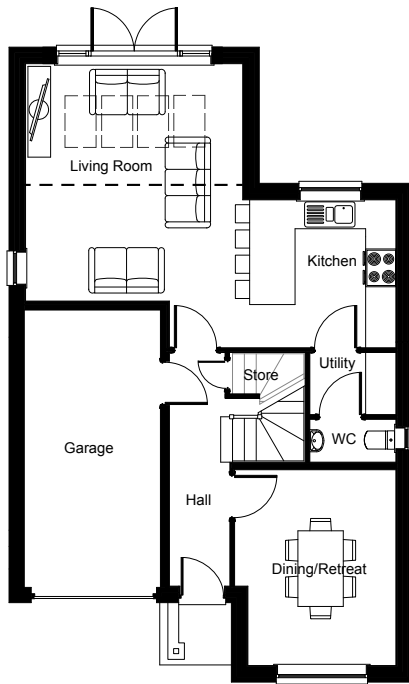


Four bedroom detached home / contemporary living/kitchen area with French doors leading to the rear garden / feature roof light windows / stylish breakfast bar / separate dining room/ retreat / useful utility room / four spacious bedrooms / ensuite to master bedroom / family bathroom / downstairs WC / integral garage / exterior Arts & Crafts styling

  
eccleston  
HOMES

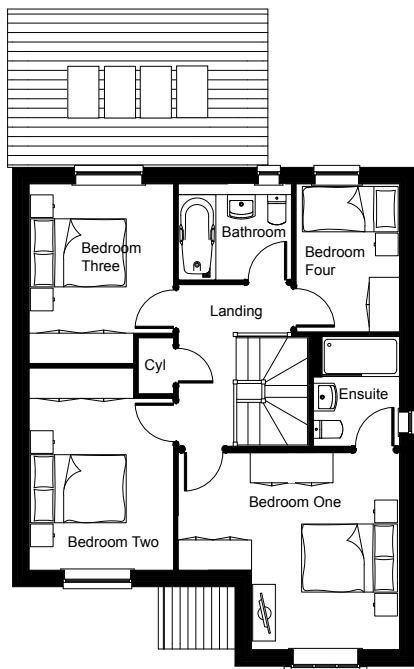
# The Hartford

4 BEDROOM DETACHED HOME • 1281 sq.ft.



## Ground Floor

<b>LIVING ROOM</b>	4.71m x 4.31m 15' 5" x 14' 1"
<b>DINING ROOM / RETREAT</b>	3.86m x 3.20m (max) 12' 7" x 10' 6" (max)
<b>KITCHEN</b>	3.04m x 2.94m 9' 11" x 9' 7"
<b>UTILITY ROOM</b>	1.71m x 1.19m 5' 7" x 3' 10"
<b>WC</b>	1.71m x 0.91m 5' 7" x 2' 11"
<b>GARAGE</b>	5.50m x 2.70m 18' 0" x 8' 10"



## First Floor

<b>BEDROOM 1</b>	4.39m (max) x 3.91m (max) 14' 4" (max) x 12' 9" (max)
<b>ENSUITE</b>	2.17m x 1.68m 7' 1" x 5' 6"
<b>BEDROOM 2</b>	4.01m (max) x 2.87m (max) 13' 1" (max) x 9' 5" (max)
<b>BEDROOM 3</b>	3.56m (max) x 2.87m (max) 11' 8" (max) x 9' 5" (max)
<b>BEDROOM 4</b>	2.94m x 2.05m 9' 8" x 6' 9"
<b>BATHROOM</b>	2.25m x 1.91m (max) 7' 4" x 6' 3" (max)

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# The Haigh

4 BEDROOM  
DETACHED HOME

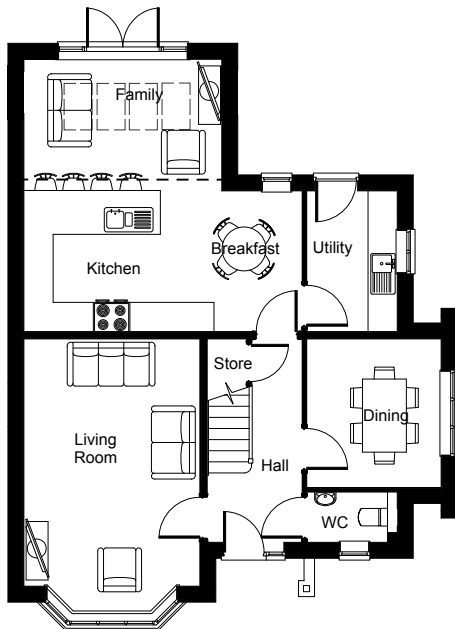


Four bedroom detached home / contemporary kitchen/family room with access to the rear garden through French doors / feature roof light windows / light and airy breakfast area / separate bay fronted living room / dining room / useful utility room / four spacious bedrooms / ensuite to master bedroom / family bathroom / downstairs WC / detached garage / exterior Arts & Crafts styling

  
eccleston  
HOMES

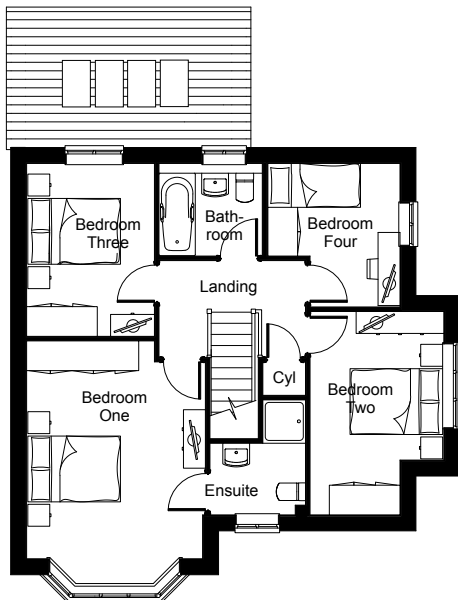
# The Haigh

4 BEDROOM DETACHED HOME • 1468 sq.ft.



## Ground Floor

<b>LIVING ROOM</b>	5.07m (plus bay) x 3.61m 16' 8" (plus bay) x 11' 10"
<b>DINING ROOM</b>	3.06m x 2.73m 10' x 8' 11"
<b>KITCHEN/BREAKFAST/ FAMILY ROOM</b>	5.71m (max) x 5.59m (max) 18' 9" (max) x 18' 4" (max)
<b>UTILITY ROOM</b>	2.89m x 1.86m 9' 6" x 6' 1"
<b>WC</b>	1.86m x 1.03m 6' 1" x 3' 5"



## First Floor

<b>BEDROOM 1</b>	4.47m (plus bay) x 3.66m (max) 14' 8" (plus bay) x 12' (max)
<b>ENSUITE</b>	2.36m (max) x 1.97m (max) 7' 9" (max) x 6' 6" (max)
<b>BEDROOM 2</b>	4.18m (max) x 2.75m (max) 13' 9" (max) x 9' (max)
<b>BEDROOM 3</b>	3.55m x 2.63m 11' 8" x 8' 8"
<b>BEDROOM 4</b>	2.95m (max) x 2.72m (max) 9' 8" (max) x 8' 11" (max)
<b>BATHROOM</b>	2.13m x 1.9m 7' x 6' 3"

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# The Willaston

4 BEDROOM  
DETACHED HOME

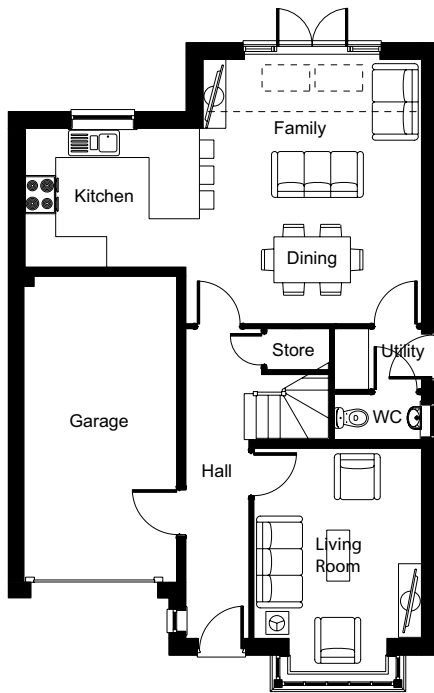


Four bedroom detached home / large family/dining/kitchen area with French doors to the rear garden / feature roof light windows / stylish breakfast area / useful utility room / separate bay fronted living room / downstairs WC / four spacious bedrooms / ensuite to master / family bathroom / integral garage / exterior Arts & Crafts styling

  
eccleston  
HOMES

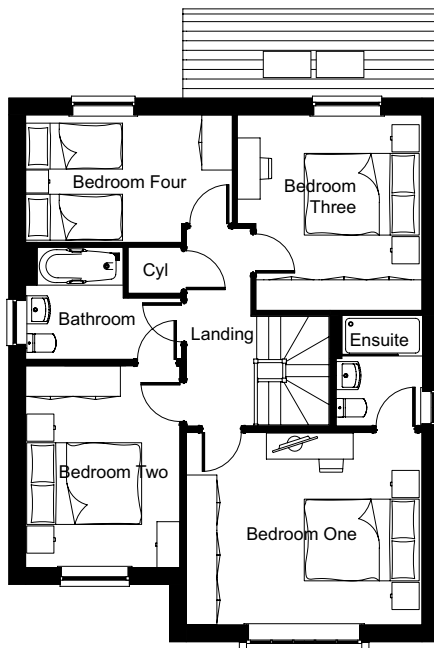
# The Willaston

4 BEDROOM DETACHED HOME • 1479 sq.ft.



## Ground Floor

<b>LIVING ROOM</b>	3.72m x 3.29m (plus bay) 12' 2" x 10' 9" (plus bay)
<b>FAMILY/ DINING ROOM</b>	5.19m x 4.62m 17' 0" x 15' 1"
<b>KITCHEN</b>	3.15m x 2.72m 10' 4" x 8' 11"
<b>UTILITY ROOM</b>	1.71m x 1.19m 5' 7" x 3' 10"
<b>WC</b>	1.71m x 0.91m 5' 7" x 2' 11"
<b>GARAGE</b>	6.0m x 3.0m 19' 8" x 9' 10"



## First Floor

<b>BEDROOM 1</b>	4.62m x 3.80m 15' 1" x 12' 5"
<b>ENSUITE</b>	2.17m x 1.68m 7' 1" x 5' 6"
<b>BEDROOM 2</b>	3.95m x 3.02m 12' 11" x 9' 10"
<b>BEDROOM 3</b>	3.80m x 3.62m (max) 12' 5" x 11' 10" (max)
<b>BEDROOM 4</b>	4.05m x 2.50m (max) 13' 3" x 8' 2" (max)
<b>BATHROOM</b>	3.05m (max) x 2.19m 10' 0" (max) x 7' 2"

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# The Formby

4 BEDROOM  
DETACHED HOME

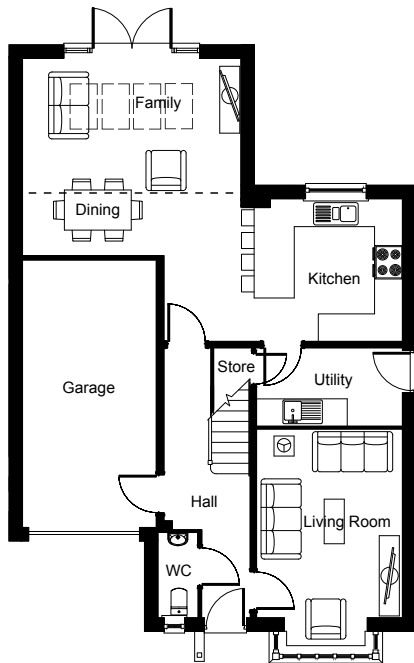


Four bedroom detached home / large contemporary kitchen/dining/family room with access to the rear garden through French doors / feature roof light windows / stylish breakfast area / separate bay fronted living room / useful utility room / downstairs WC / four spacious bedrooms / ensuites to both the master and second bedroom / family bathroom / ample storage / integral garage / exterior Arts & Crafts styling

  
eccleston  
HOMES

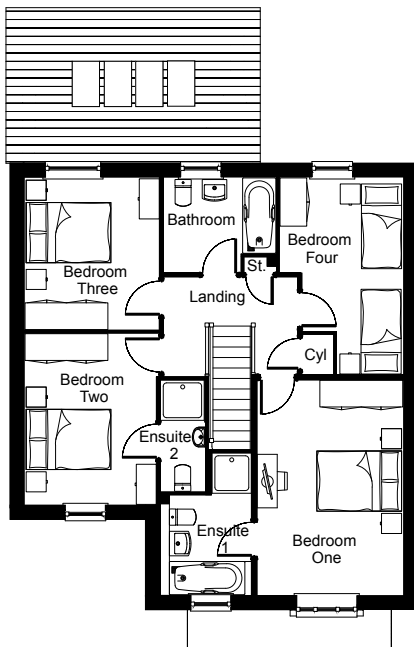
# The Formby

4 BEDROOM DETACHED HOME • 1567 sq.ft.



## Ground Floor

<b>LIVING ROOM</b>	4.19m (plus bay) x 3.24m 13' 8" (plus bay) x 10' 7"
<b>FAMILY/ DINING ROOM</b>	4.85m (max) x 4.32m (max) 15' 10" x 14' 2"
<b>KITCHEN</b>	5.31m x 3.17m 17' 5" x 10' 4"
<b>UTILITY ROOM</b>	3.24m x 1.74m 10' 7" x 5' 8"
<b>WC</b>	1.87m x 0.88m 6' 1" x 2' 10"
<b>GARAGE</b>	6.00m x 3.00m (max) 19' 8" x 9' 10" (max)



## First Floor

<b>BEDROOM 1</b>	4.79m x 3.25m 15' 8" x 10' 7"
<b>ENSUITE 1</b>	2.22m x 2.04m (max) 7' 3" x 6' 8"
<b>BEDROOM 2</b>	3.83m x 2.95m 12' 6" x 9' 8"
<b>ENSUITE 2</b>	2.49m x 1.00m 8' 2" x 3' 3"
<b>BEDROOM 3</b>	3.40m x 3.03m 11' 1" x 9' 11"
<b>BEDROOM 4</b>	4.40m (max) x 2.77m (max) 14' 5" (max) x 9' 1" (max)
<b>BATHROOM</b>	2.52m x 2.13m 8' 3" x 6' 11"

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# Reservation Process

## Reserving your new Eccleston home

You've found your dream Eccleston home! So what happens next?

We sell our new homes in order of the route that we build them and plots are released for sale at various times to follow this route and ahead of them being built.

They are sold on a first come, first served basis and purchasers are required to exchange contracts within 6 weeks (42 days) with the appropriate 5% or 10% deposit. This usually means that you will need to be either a first time buyer, have your current property sold subject to contract, be a none dependant purchaser, or a cash purchaser. If you have a property to sell, you could consider using one of our home sale assistance schemes, EasyMove or Part Exchange\*.

### 1. Mortgage in Principle

In order to reserve your new home, you'll need a Mortgage in Principle, or Decision in Principle (DIP) from your mortgage provider. Based on basic info such as your income and outgoings, your lender will provide you with a certificate or statement that confirms 'in principle' the amount of money they will lend you.

If you need help sorting a Mortgage in Principle we have access to independent new homes mortgage specialists who are able to provide you with free advice on the range of new homes mortgages available. Please ask your Sales Consultant for further details.

### 2. Proof of identity

As you're undertaking a financial transaction with us, we'll need to see a copy of your passport (for non-UK citizens also a copy of a valid visa) plus proof of your address – this could be from a recent utility bill or driving license. Your Sales Consultant can provide you with a list of all acceptable forms of proof of address.

### 3. Reservation fee

We ask for £1000 reservation fee to secure your new home. If you're purchasing using the Help to Buy scheme, it's just £500. The reservation fee forms part of the overall price of the property and is credited upon Legal Completion.

### 4. Reservation meeting

To secure your new Eccleston home, we will set up a reservation meeting. It gives us the opportunity to take you through your reservation paperwork, share the technical drawings and run through the finer details about your new home and the buying process. And of course, the most exciting bit, you can sign your formal reservation confirmation documents meaning your dream Eccleston home is off the market! Please allow at least an hour for this meeting, this gives you time to ask any questions you may have too.

\*Terms and conditions apply.

If you have any questions about the reservation process please talk to your Sales Consultant.

Talk to your Sales Consultant for more info.



# Part Exchange

## We will pay the market value for your home

Buy your new Eccleston home using our Part Exchange scheme and say goodbye to chains, time wasters and estate agent fees\*.



1. Choose your new Eccleston home
2. We arrange for independent valuations to be carried out and agree a cash offer for your existing home
3. Stay in your existing home until your new home is built
4. Once your new Eccleston home is completed, simply move in!



No chains

No timewasters

No estate agent fees

Talk to your Sales Consultant for more info.

\*Terms and conditions apply

  
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# Easy Move

Selling your house and buying your dream Eccleston home just got easier.

Say goodbye to estate agent fees, with Easy Move you can move in five easy steps\*. And the fees are on us!

1. Choose your new Eccleston home
2. We'll arrange for an independent estate agent to value your current home
3. We agree a sale price and our sales team market your home for an agreed period
4. When your home is sold you can reserve your new Eccleston home
5. When you move into your Eccleston home we will pay all your estate agents fees.

It really is as easy as that!



Free *valuation*  
of your current home.

Expert *assistance*  
to help sell your home.

No estate agent *fees*

Talk to your Sales Consultant for more info.

\*Terms and conditions apply

  
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# Help to Buy

Did you know you can buy your new home with only a 5% deposit?\*



At Eccleston Homes, we believe that when you find your dream home, you want the dream to become a reality as soon as possible. That's why the Government's Help to Buy scheme is such a good idea. The scheme is open to first-time buyers and existing homeowners who are looking to move into a new build property.



Simply save a 5% deposit and the Government will lend you up to an additional 20%.

That means you'll have a 75% mortgage and own 100% of your home!

Even better, whether you're a first time buyer or an existing homeowner, you can still take advantage of this fantastic scheme.

Save a 5% deposit.

**TICK**

Help to buy loan of 20%.

**TICK**

Arrange a 75% mortgage.

**TICK**

That's it. You'll be in your Eccleston dream home in just 3 ticks.

Talk to your Sales Consultant for more info.

\*Terms and conditions apply



# Eccleston Choices

Everyone likes to have Choices. Everyone loves to have Options.  
At Eccleston Homes, we offer you both.

At Eccleston Homes we understand that everyone sees their new home differently.

It has to be right. It has to be beautiful. But above all, it has to be you.

That's why our Choices help you put your own personal stamp on it.

Whatever you select is included in the price, you simply personalise your new home to suit your style and the way you like to live.



Kitchen units



Tiling



Sinks



Kitchen surfaces

# Eccleston Options

Take personalisation to the next level with our Eccleston Options range, bringing you the latest design inspiration. From fabulous flooring and lighting to on-trend worktops and high-tech appliance upgrades. Simply choose what inspires you, and we'll have it all fitted and ready for when you move in.



Bi-fold doors



Fireplaces



Flooring



Upgrade units & work surfaces



Curtains and blinds



Bedroom furniture

Choices and Options are development specific.  
Please check with your Sales Consultant for details.  
Terms and Conditions apply.



# Customer Care

## Customer Care Commitment

To make sure every part of your move goes smoothly, our **Customer Care Plan** outlines our continued commitment to you, before, during and after the purchase of your new home.

We are dedicated to providing an excellent customer experience and all our policies and procedures are designed to ensure we meet all of the commitments outlined below.



### We will:

- ✓ Make sure you know who to contact at each stage of the purchase
- ✓ Deal effectively with all your questions
- ✓ Provide you with all the relevant choices and options that may affect your decision
- ✓ Provide you with health and safety advice to reduce the risk of danger both to you and your family on site while your property is being built and when in your new home
- ✓ Ensure all our marketing and advertising is clear and accurate
- ✓ Ensure our contract-of-sale terms and conditions are clear and fair
- ✓ Inform you of your cancellation rights
- ✓ Give you reliable information about our warranty provider's cover and any other guarantees from which you may benefit
- ✓ Explain how we protect your deposit and how we deal with any other pre-payments
- ✓ Give you reliable information about the timing of construction, legal completion and handover of your new home.

### Once a completion date is set we will:

- ✓ Ensure that the transfer of ownership takes place as scheduled
- ✓ Demonstrate the functions and features of your new home at a pre-arranged time
- ✓ For a two year period from the purchase of your new home, provide after-sales care, customer services and emergency services. We will also ensure you are aware of all the support we can offer you.

Our customer commitments do not affect your statutory rights.

# Customer Care



## Customer Care Commitment

When you buy your Eccleston home you can be confident that your new home has benefited from a wealth of building knowledge and experience. And, as members of the National House Building Council (NHBC), the UK's leading home warranty and insurance provider, you'll benefit from their expertise too.

## Consumer Code

The Consumer Code for Home Builders is an industry led scheme which gives protection and rights to purchasers of new homes. As members you can be assured that you're going to be treated fairly and be fully informed about your purchase at every stage of the home-buying process – whether it's pre-contract, at exchange of contract or during occupation.

## Buildmark

When you purchase an Eccleston home you are covered by our two-year warranty, so should you find that your house has any defects that aren't due to general wear and tear or maintenance issues in this time, we promise to get it sorted for you.

After the first two years you're covered by Buildmark, the NHBC's insurance scheme, for a maximum of 10 years after you move into your new home.