

KNIGHT'S GROVE

OFF MOORSIDE ROAD - SWINTON - MANCHESTER



TWELVE 3 BEDROOM SEMI-DETACHED HOMES IN A WOODED CUL-DE-SAC

Seddon Homes

www.seddonhomes.co.uk



Lying in a secluded position off Moorside Road, this wooded cul-de-sac conceals twelve traditional semi-detached homes.

Swinton features a lively shopping centre and its architectural centrepiece is the neo-classical Swinton Town Hall with its 38m high clock tower. Transport links are good along the two main arterial routes, the A580 East Lancashire Road stretches from Liverpool into the heart of Manchester. There is an enviable number of high schools and primary schools including Broadoak Primary School in the area as well as numerous open spaces and recreational areas in nearby Worsley, Clifton and Wardley as well as Swinton Park.

These traditionally designed and built three bedroom homes offer spacious living with high specification interiors. Knight's Grove is designed to make the most of urban living by a builder whose name you can trust.

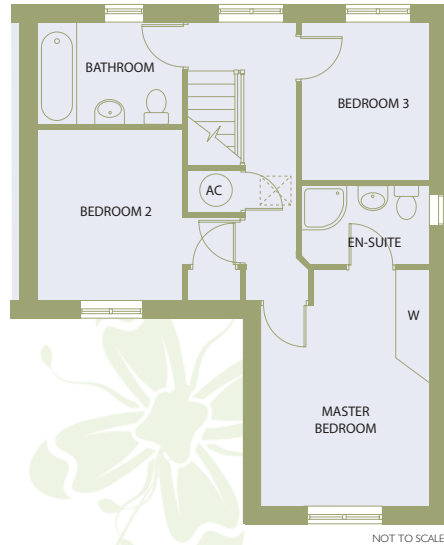
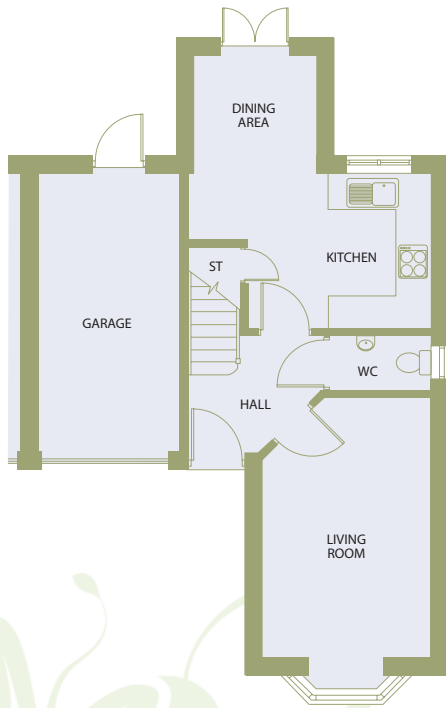
Stylish design and quality building within and without will result in light and airy residences providing perfect family homes.



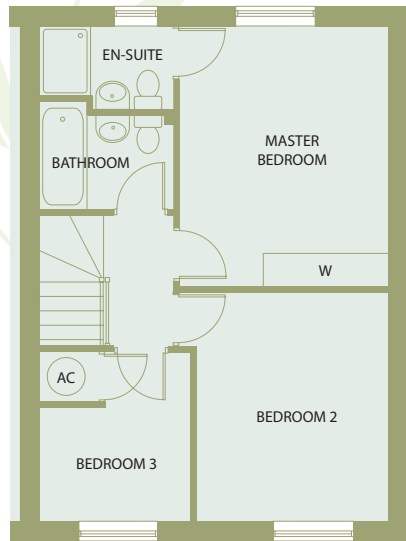
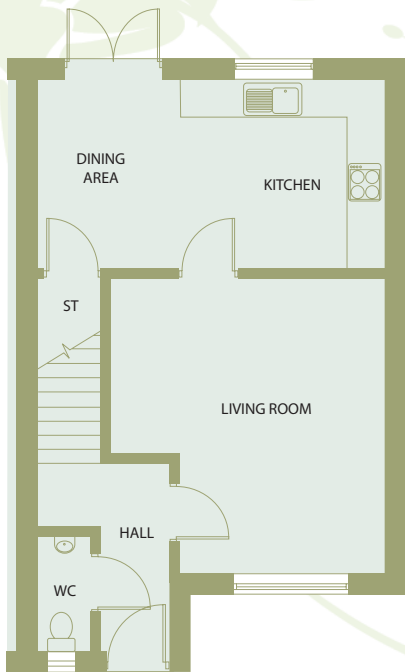
■ THE TARPORLEY
3 Bedroom Semi-Detached
House with Garage

■ THE ROSTHERNE
3 Bedroom Semi-Detached
House with Parking Space

NOT TO SCALE.
Artist's impression drawn from developer's plans and landscaping layouts. This is a two-dimensional drawing and will not show land contours and gradients. For full details please refer to our Sales Advisor.



NOT TO SCALE



NOT TO SCALE

THE TARPORLEY PLOTS 1 - 4

Living Room	2.990 x 4.636m
Kitchen	4.358 x 2.778m
Dining Area	2.137 x 2.202m
Kitchen/Dining (Plot 4)	4.240 x 3.820m
WC	1.000 x 1.790m
Master Bedroom	4.106 x 2.990m
En-Suite	1.425 x 2.230m
Bedroom 2	3.048 x 2.627m
Bedroom 3	2.282 x 2.833m
Bathroom	1.833 x 2.627m
Garage	2.547 x 5.100m

Note:

Plot 4 - Ground floor Kitchen/Dining layout different to that shown above. Please ask our Sales Advisor to see the floor plans.

THE ROSTHERNE PLOTS 5 - 12

Living Room	4.850 x 4.677m
WC	0.904 x 1.920m
Kitchen/Dining	5.519 x 3.050m
Master Bedroom	4.150 x 3.294m
En-Suite	1.210 x 2.150m
Bedroom 2	3.602 x 3.044m
Bedroom 3	2.400 x 2.682m
Bathroom	2.150 x 1.580m

FINISHING TOUCHES

Construction

All the homes at Knight's Grove will be traditionally built using brick and block construction with a concrete tile roof. Foundations are traditional concrete strip footings some on piled foundations with beam and block suspended concrete floor. First floors will receive tongue & groove moisture resistant boarding over engineered joists.

Comfort and Security

Gas fired thermostatically controlled central heating. Roof insulation comprising 300mm glass fibre. Insulated walls. Locking UPVC windows. BS 5 lever mortice lock to front and rear doors. Security system with door sensors and passive detectors to NACOSS standards. Smoke detectors.

Kitchens

Will be highly sophisticated incorporating a range of floor and wall cabinets from a selection of styles and colours (subject to build stage). 1.5 bowl sink and tap. Integrated within the kitchen will be a stainless steel electric double oven, 4 burner gas hob and chimney hood. Integrated fridge/freezer. Concealed washing machine facility. Integrated recycling bins. Dishwasher option as extra. Ceramic flooring to kitchen. Feature wall tiling.

Finishing Touches

Moulded skirting board and architrave. Panelled internal doors with chrome lever furniture. Built in robes to master bedroom. Chrome sockets and switch plates to kitchen, bathroom and en-suite. Class two flue to receive buyers own gas fire.

Paintwork

External paintwork white gloss. Front, rear, personnel and garage doors finished in accordance with architect's specification. White gloss to all internal timbers including stair handrail and spindles. Plastered walls will receive matt emulsion colour Tusk Tusk. Ceilings white emulsion.

Bathrooms, En-Suite and Cloakrooms

Stylish white sanitary ware incorporated within tiled enclosures to selected rooms. Glazed shower cubicles with resin stone trays and thermostatic showers where applicable. Wash handset mixers to all baths. Chromium plated mixer taps. Half height tiling generally to two walls (splash back to cloaks basin).

Electrical

TV points to lounge and master bedroom. BT socket outlets to hall, lounge, master bedroom and bedroom 3 (home office). Switch and wiring for front porch light. Razor points to bathroom and en-suite. Loft light point and switch. Low energy light fittings to meet eco homes standards. Door bell push and chimes.

External

Turfed front and rear garden. Block paved driveway. Timber post and panel fencing with gate. Light and power point to garage where provided. Water butt. Estate landscaping in accordance with architect's approved layout.

Environmental

All the homes at Knights Grove will meet the Eco Homes standard.

General

A service charge is payable to cover future potential costs of private road, estate and drainage. Full details are included in contract pack.

Warranty

All homes carry the NHBC 10-year "Build Mark" warranty.

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice prior to both reservation and contract exchange.

Specification photographs show a typical Seddon home and fittings similar in style to those being featured at Knight's Grove. Landscaping and other elements may vary from illustrations. Specific properties may also differ from illustrations in respect of window positioning, brick colour and other design details, so please check with our Sales Advisor if clarification is required. Seddon Homes pursue a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserve the right to alter the specification as necessary and without prior notice. This does not constitute or form any part of a contract or sale.

KNIGHT'S GROVE

OFF MOORSIDE ROAD - SWINTON - MANCHESTER

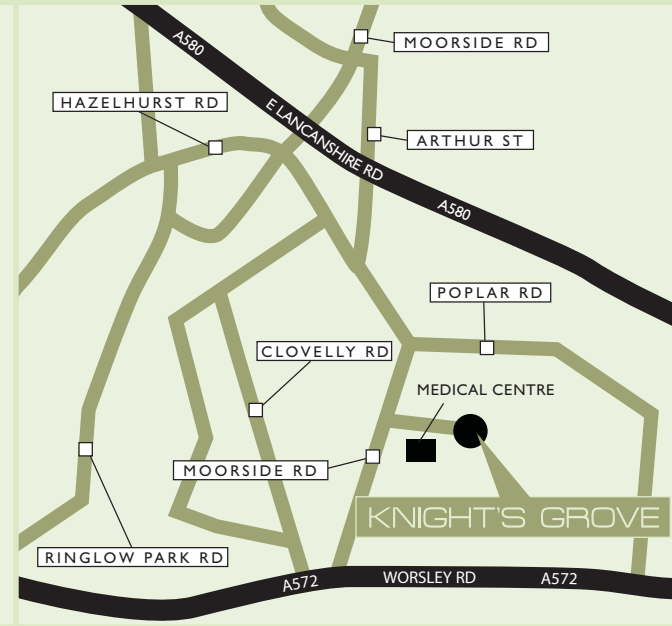
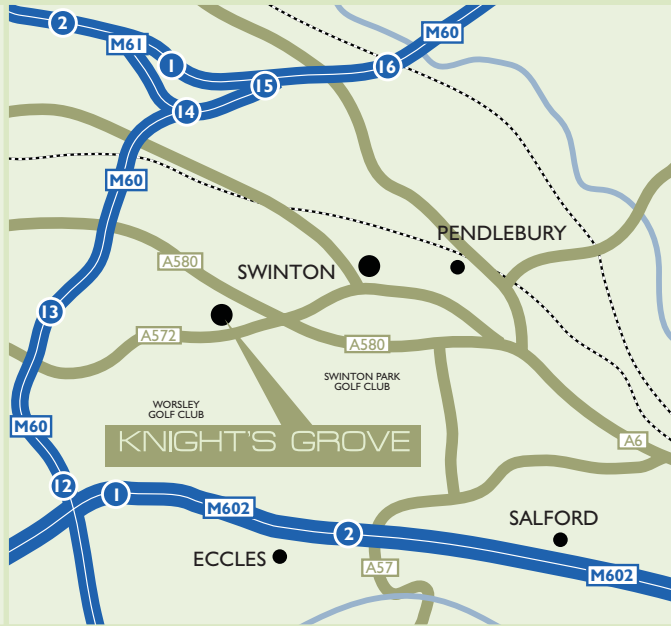
Other recently completed
Seddon Homes developments



Heath Grange, Knutsford



The Green, Congleton



Other recently completed
Seddon Homes developments



Sandhills, Tytherington, Macclesfield



Ashcombe Place, Edgworth, Bolton

Find us by Sat Nav at M27 0EL

SEDDON HOMES MARKETING SUITE

Off Moorside Road, Swinton • Email: knightsgrove@seddonhomes.co.uk
Open Thursday - Monday, Winter 10am - 5pm, Summer 10.30am - 5.30pm

Seddon Homes Limited, 3 Cinnamon Park, Crab Lane, Warrington WA2 0XP

Seddon Homes
www.seddonhomes.co.uk