

CONTEMPORARY 3 & 4 BEDROOM HOMES IN RUNCORN

MOSAIC
HALTON BROOK
BRACKENDALE ■ RUNCORN ■ CHESHIRE ■ WA7 2EF



A **Seddon Homes** Company
id4living.com

Mosaic, set on the outskirts of Runcorn, has much to offer. There is a lively shopping centre within walking distance and a range of schools catering for children of all ages within the area. The town centre is a short drive away with the beautiful Italianate Town Hall and Park offering services and leisure facilities.

Transport links are good. Warrington lies 8 miles to the north-east, Liverpool approximately 16 miles north whilst a short drive to the south brings you to the M62, linking up with Manchester and beyond. Runcorn railway station is on the West Coast main line with regular services to London (Euston), Liverpool and Birmingham.

Halton Brook is your opportunity to own a beautiful contemporary home built to the highest specification in a location where history, countryside and the convenience of town life merge together.

EVERYTHING FITS INTO PLACE



Runcorn Town Hall



Grassy knoll near Mosaic



FINISHING TOUCHES

Construction All the homes at Mosaic are traditionally built using brick and block construction with a single ply membrane roof. Foundations are traditional concrete strip footings with beam and block suspended concrete ground floors. First floors will receive tongue and groove moisture resistant boarding over an engineered joist silent flooring system.

Comfort & Security Gas fired thermostatically controlled latest efficiency central heating via "A" rated condensing boiler. Roof insulation comprising 300mm glass fibre. Locking high performance double glazed uPVC windows. Multi point lock to front and rear doors. Mains smoke detectors.

Kitchens Will incorporate 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 Zanussi stainless steel single electric oven, 4 burner gas hob and integrated extract hood. Feature tiling between worktop and underside of cupboards.

Finishing Touches Contemporary skirting board and architrave. Flush panel Oak effect internal doors with polished chrome lever furniture.

Paintwork Front and rear external doors finished in accordance with architect's specification. External paintwork and internal skirting and architrave finished in white gloss. Plastered walls and ceilings finished with matt emulsion.

Bathrooms, en-suite and cloakrooms Stylish white sanitaryware from Ideal Standard with chromium plated taps. Mixers to all baths. Glazed shower cubicle with thermostatic showers to en-suites where applicable. Half height tiling to bath area with splashback to basin. Shower cubicle will be fully tiled. Splashback tiling to cloaks.

Electrical TV and BT points to lounge and master bedrooms. Switch and wiring for front light. Doorbell push and chimes. Loft light point and switch. Razor points to bathrooms and en-suite.

External Grey UPVC fascias, ventilated soffits and rainwater goods. Turfed front and seeded rear gardens. Tarmac driveway. Garden tap. Concrete post with timber panel fencing to boundaries. Estate landscaping in accordance with architects approved layout.

Warranty All homes carry the NHBC 10 year "Buildmark" warranty.



Plots 1, 2, 3 & 6
with driveway

Plots 4 & 5
with single garage

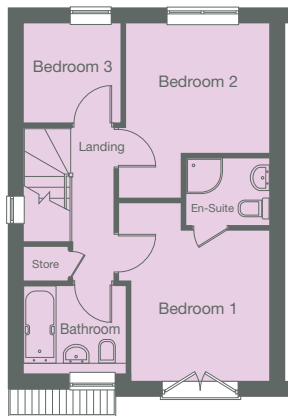
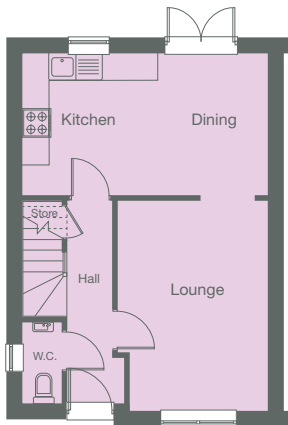


Plots 7 & 8
with driveway

Plots 9 & 10
with double garage

NORTON

Three Bedroom Semi-Detached Home

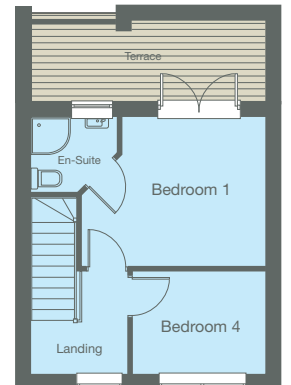
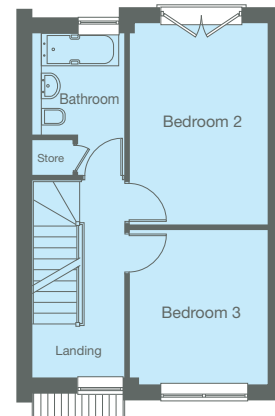
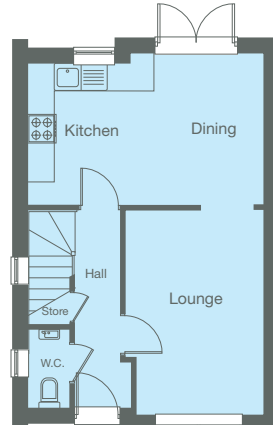


Lounge	4690 x 3349
Kitchen/Dining Room	5462 x 3145
WC	1770 x 912
Bedroom 1	3360 x 3351 max

En-Suite	1850 x 1500
Bedroom 2	3198 x 2875
Bedroom 3	2294 x 2162
Bathroom	2446 x 2274

WESTON

Four Bedroom Semi-Detached Home



Lounge	4568 x 3063
Kitchen/Dining Room	5237 x 3359
WC	1741 x 950
Bedroom 2	4474 x 3087
Bedroom 3	3475 x 3087

Bathroom	2337 x 2051
Bedroom 1	4084 x 3132 max
En-Suite	1940 x 1779 max
Bedroom 4	2962 x 2274
Terrace	5238 x 1836

