

# Welcome to your new home in Belmont

3 & 4 bedroom new homes



**Waterside** Egerton Road, Belmont, Bolton BL7 8BN

**Seddon Homes.co.uk**



# Arrangement of the homes

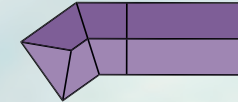
3 & 4 bedroom homes



## The Thornley

4 bedroom detached house  
with integral single garage

Plots 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10



## The Croston

4 bedroom detached house  
with attached single garage

Plot 11



## View across the Waterside development

Artist's impression drawn from developer's plans and landscaping layouts. The arrangement of the homes is a two dimensional drawing and will not show land contours and gradients. For full details, please refer to our Sales Advisor.

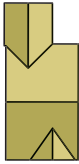




### The Downham

3 bedroom detached house with parking spaces

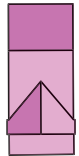
Plot 12



### The Arnside

4 bedroom detached house with parking spaces

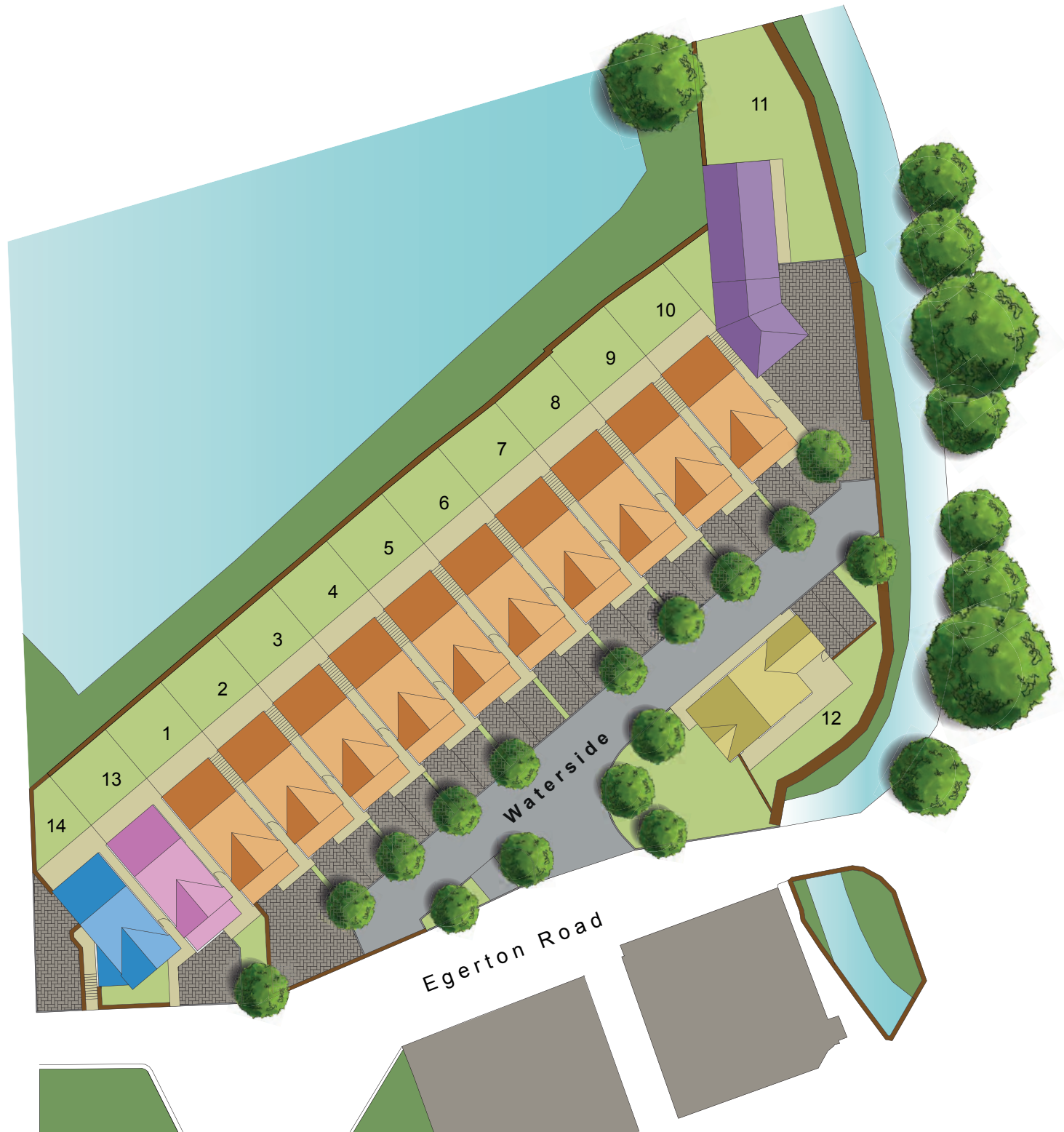
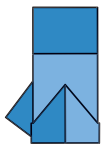
Plot 13



### The Eccleston

4 bedroom detached house with parking spaces

Plot 14





## Waterside ...

... a development of contemporary 3 & 4 bedroom villas in the beautiful Lancashire countryside.

## Your Customer Journey

Everyone at Seddon Homes wants your new home buying experience to be as easy and informed as possible, so please take a look at your Customer Journey programme which is there to help you every step of the way. See [www.seddonhomes.co.uk/customer-journey/](http://www.seddonhomes.co.uk/customer-journey/) or ask any member of the team.



# The Thornley

4 bedroom detached house with integral single garage

## Ground floor

Media Room	4735mm x 2685mm
Utility	2210mm x 1650mm
WC	2210mm x 1040mm
Garage	2992mm x 4930mm

## First floor

Lounge	4735mm x 3725mm
Kitchen/Family Area	4735mm x 5160mm
Study	1957mm x 2775mm

## Second floor

Bedroom 2	4735mm x 2525mm
Bedroom 3	2330mm x 3800mm
Bedroom 4	2330mm x 3373mm
En Suite 2	2030mm x 1600mm
Bathroom	2030mm x 2300mm

## Third floor

Master Bedroom	4735mm x 3800mm
En Suite 1	2030mm x 2775mm

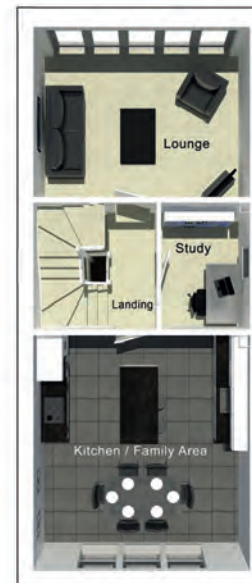
N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows a typical Thornley house. Seddon Homes pursues a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.



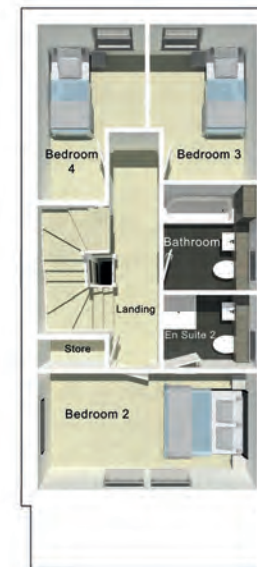
## Ground floor



## First floor



## Second floor



## Third floor





# The Croston

4 bedroom detached house with attached single garage

## Ground floor

Lounge	3898mm x 5073mm
Kitchen/Family Area	6329mm x 5073mm
Utility	3266mm x 3787mm
WC	2080mm x 1200mm
Garage	4960mm x 5030mm

## First floor

Bedroom 3	3998mm x 3168mm
Dressing Room	1523mm x 1830mm
Bedroom 4	3433mm x 5073mm
Bathroom	2400mm x 1830mm

## Second floor

Master Bedroom	3188mm x 5073mm
En Suite 1	2890mm x 1890mm
Dressing Room	1785mm x 1983mm
Bedroom 2	3458mm x 3643mm
En Suite 2	3458mm x 1355mm

N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows a typical Croston house. Seddon Homes pursues 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 reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.



## Ground floor



## First floor



## Second floor





# The Downham

3 bedroom detached house  
with parking spaces

## Ground floor

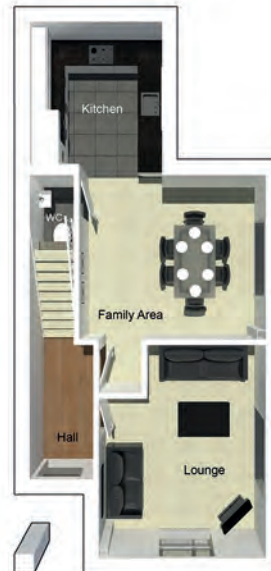
Lounge	3835mm x 4893mm
Kitchen	3048mm x 3273mm
Family Area	4280mm x 3793mm
WC	1030mm x 1748mm

## First floor

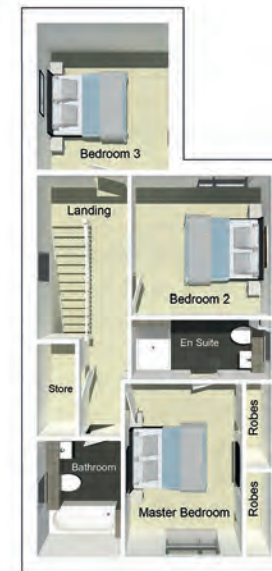
Master Bedroom	3385mm x 3993mm
En Suite	3235mm x 1400mm
Bedroom 2	3235mm x 3243mm
Bedroom 3	3048mm x 3388mm
Bathroom	1950mm x 2693mm



## Ground floor



## First floor



N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows a typical Downham house. Seddon Homes pursues 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 reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.



# The Eccleston

4 bedroom detached house with parking spaces

## Ground floor

Lounge	3725mm x 4735mm
Kitchen/Family Area	4830mm x 7201mm
WC	1775mm x 950mm

## First floor

Bedroom 2	4375mm x 3800mm
Bedroom 3	4801mm x 3173mm
En Suite 2	3006mm x 1500mm
Bedroom 4	2325mm x 3780mm
Bathroom	2150mm x 2375mm

## Second floor

Master Bedroom	4735mm x 3800mm
En Suite 1	2055mm x 2693mm

N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows a typical Eccleston house. Seddon Homes pursues 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 reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.

## Ground floor



## First floor



## Second floor







# The Arnside

4 bedroom detached house with parking spaces

## Ground floor

Lounge	4735mm x 3725mm
Kitchen/Family Area	3385mm x 5485mm
WC	2270mm x 925mm

## First floor

Bedroom 2	4735mm x 2748mm
En Suite 2	2150mm x 1525mm
Bedroom 3	2330mm x 3800mm
Bedroom 4	2330mm x 3373mm
Bathroom	2150mm x 2375mm

## Second floor

Master Bedroom	4735mm x 3800mm
En Suite 1	2030mm x 2450mm

N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows a typical Arnside house. Seddon Homes pursues 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 reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.

## Ground floor



## First floor



## Second floor





# Finishing Touches



## Construction

All the homes at Waterside will be traditionally built using natural stone, block and render construction with a concrete tile roof. Foundations will be piled. First floors will receive tongue & groove moisture resistant boarding.

## Comfort and Security

Gas fired thermostatically controlled central heating. Roof insulation comprising 500mm glass fibre. Highly insulated walls. Locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors. Security system with passive detectors. Smoke detectors. Gas point and spur suitable for balanced flue fire by buyers.

## Kitchens

Will be stylish with handle-less design incorporating a range of floor and wall cabinets from a selection of styles and colours (subject to build stage). Quartz worktops with matching up-stands to kitchen, incorporating 1.5 bowl under mounted sink with mono tap. Laminate tops to utility with inset single bowl sink & tap. Integrated within the kitchen will be a Neff stainless steel electric double fan oven. Ceramic 5 zone hob and 90cm chimney hood. Glass splash back. Built-in fridge/freezer (70/30). Dishwasher as payable customer upgrade. Karndean flooring. Inset ceiling and feature cabinet lighting.

## Finishing Touches

Contemporary skirting board and architrave. Flush panel veneered oak effect internal doors with chrome lever furniture. Built-in sliding robes to master bedroom. Chrome sockets and switch plates throughout where on display.

## Paintwork

Front, rear, personnel & garage doors finished in black. White gloss to all internal timbers except stair hand rail which will be oak stained. Plastered walls and ceilings will receive white matt emulsion.

## Bathrooms, En Suite and Cloakrooms

Stylish white sanitary ware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms. Glazed shower cubicles with thermostatic showers where applicable. Mixers to all baths. Chromium plated ceramic disk taps. Half height Porcelanosa wall tiling to bathrooms and second en suite. Full height tiling to master en suite. Inset LED lighting. Chrome towel rail to all en suite.

## Electrical

TV points to lounge, breakfast/morning room, media room\* & master bedroom. BT socket outlets to hall, lounge, master bedroom, media room\* & study.\* Porch light. Razor points to bathroom and en suite. Loft light point and switch. Door bell push and chimes. \* Where provided.

## External

Black uPVC fascia & windows and ventilated soffit. Grassed front and rear garden. Block paved driveway. Boundary fencing. Light and power point to garage. Garden tap. Estate landscaping in accordance with architects approved layout.

## Warranty

All homes carry the LABC 10-year warranty (from date of CML sign off).

## Tenure

Leasehold with balance of 999 years for which a ground rent of £299.00 PA RPI is payable.

## General

Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website [www.seddonhomes.co.uk/consumercode](http://www.seddonhomes.co.uk/consumercode)

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 before reservation. Seddon Homes pursues a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale.





## Trust us ...

... you're in safe hands.

We began building more than 100 years ago and remain a family-run business to this day.

As such, we're rather passionate about our new homes.

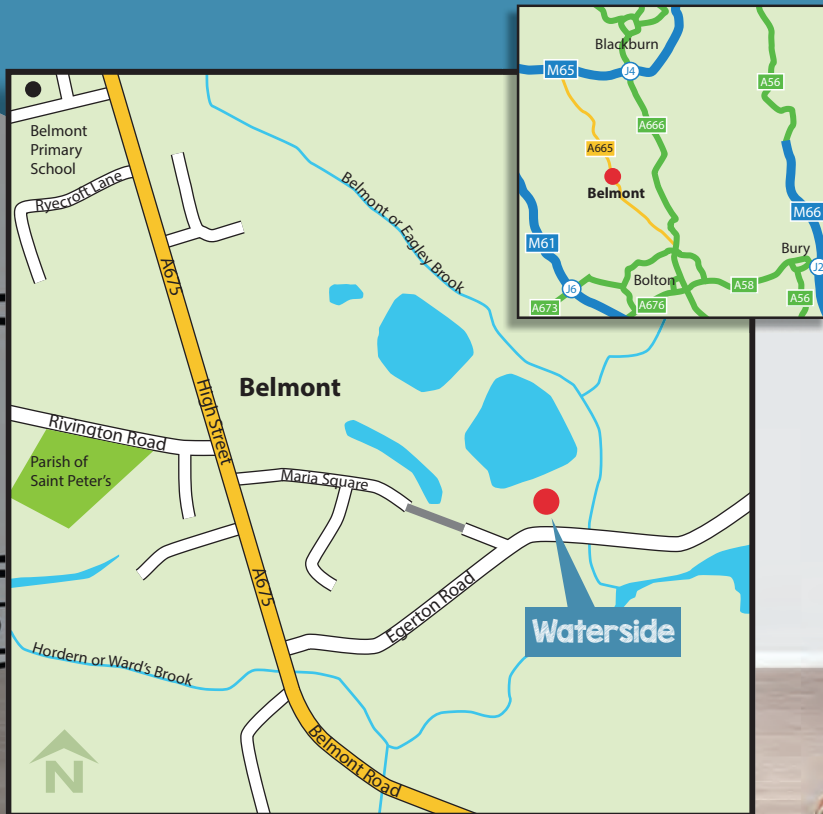
Our knowledge and experience are second to none.

So, choose your new Seddon home today... it's built on a century of experience.



Marketing Suite open  
Thursday to Monday  
10am - 5pm  
01204 811 480

waterside@seddonhomes.co.uk



Designed and produced by Eclipse Creative Consultants 01244 347545



Seddon Homes.co.uk

**Waterside**

Egerton Road, Belmont, Bolton BL7 8BN

**Seddon Homes Limited** Birchwood One Business Park,  
Dewhurst Road, Birchwood, Warrington WA3 7GB