

The **MILLERS**

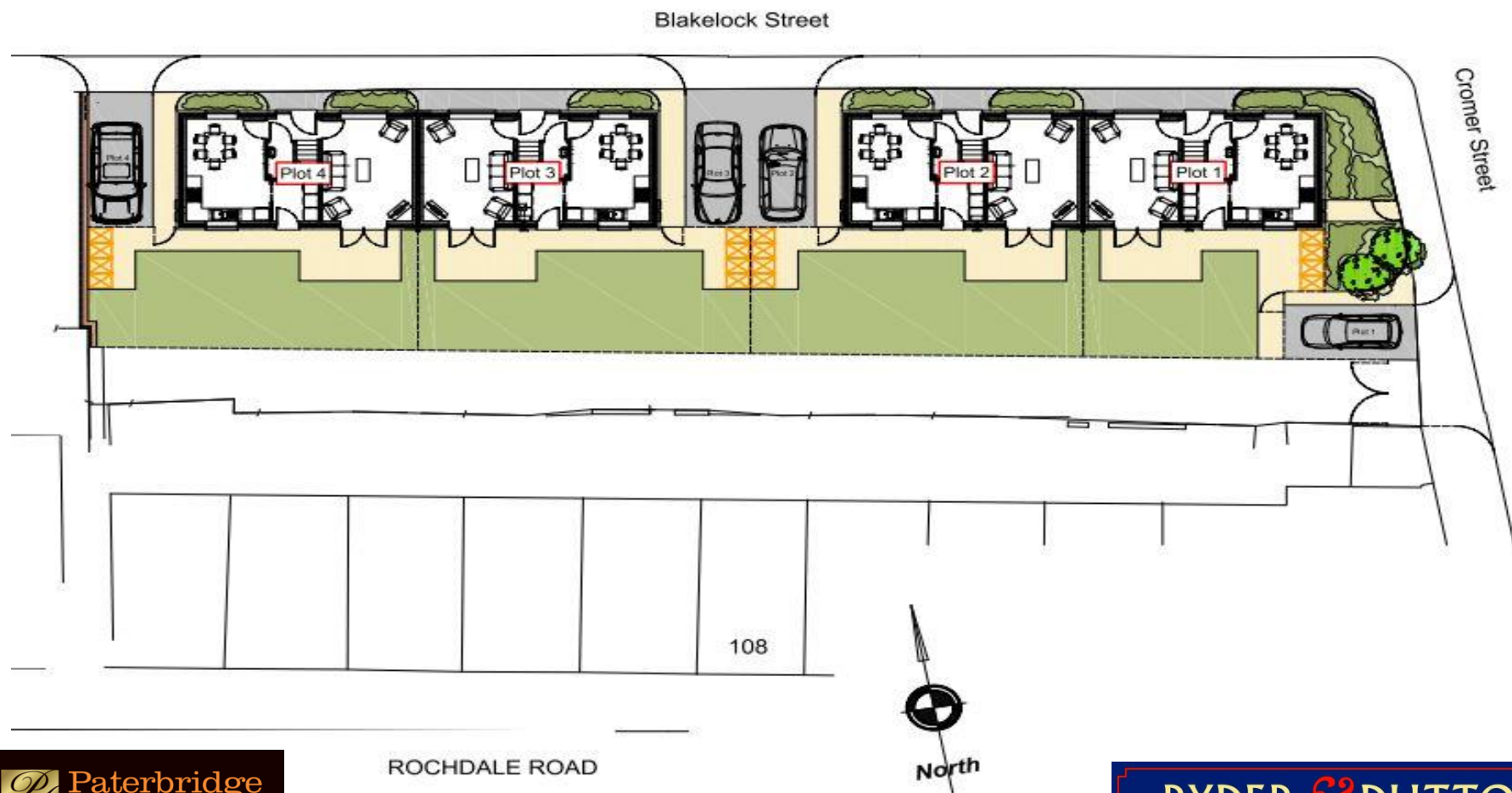


3 BED SEMI – DETACHED HOMES

**AVAILABLE AT £129,950
HELP TO BUY AVAILABLE**



The MILLERS



Paterbridge
Homes

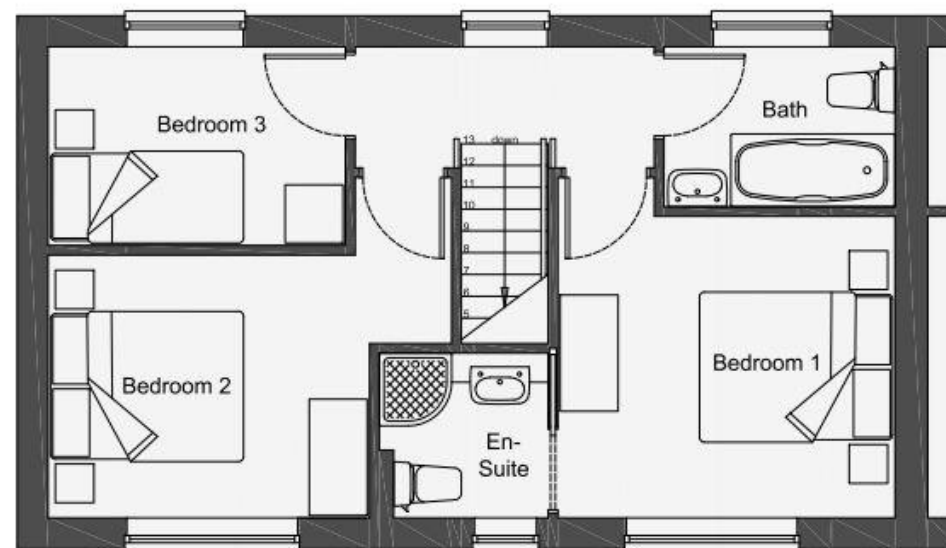
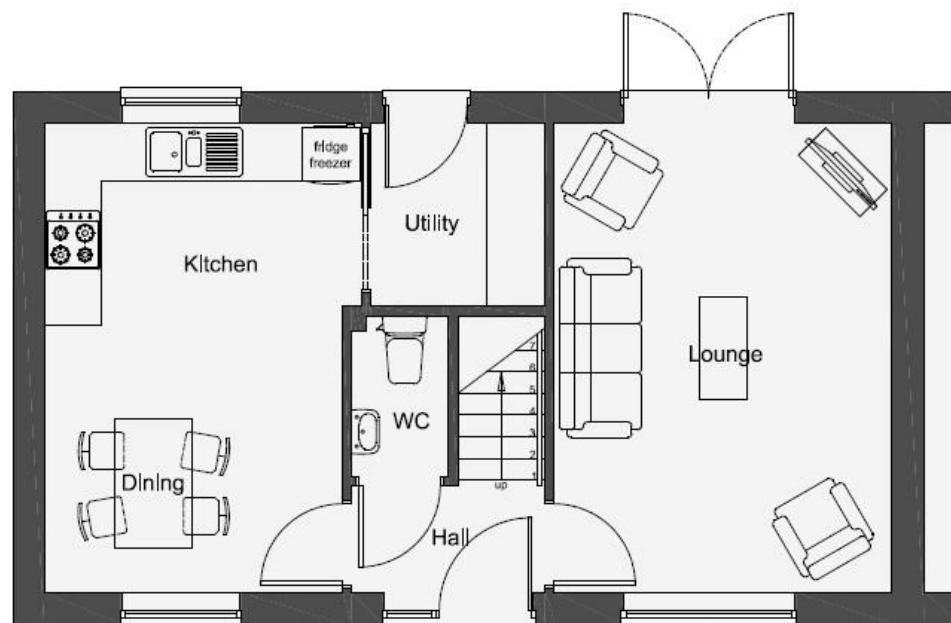
ROCHDALE ROAD



North

RYDER & DUTTON

The MILLERS

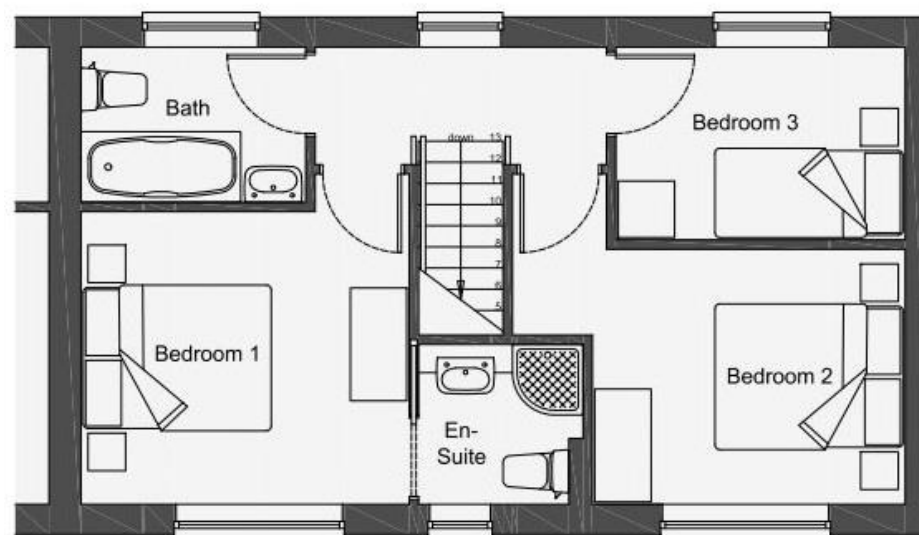
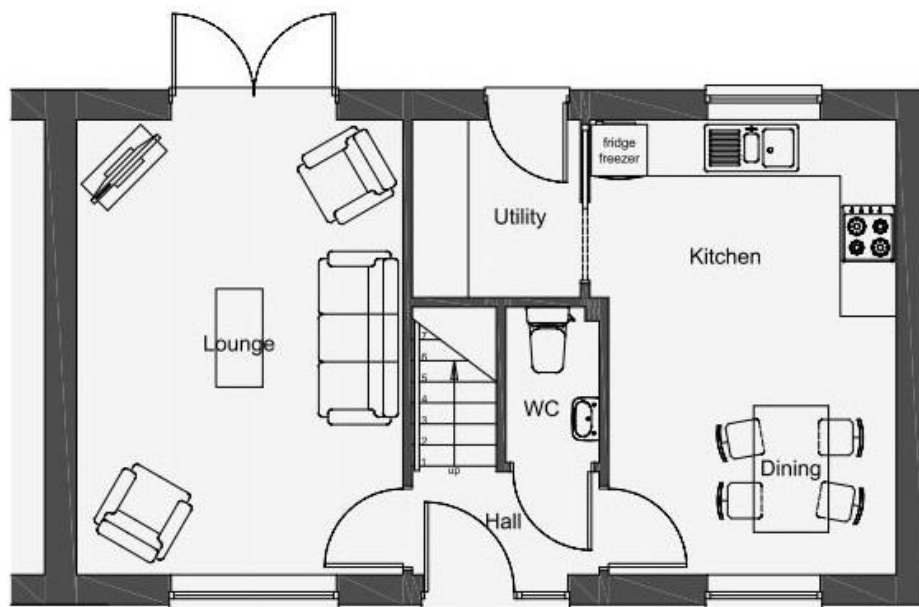


Plots 1 & 3

Lounge	11'5" x 15'1"	3.49m x 4.86m
Kitchen/Dining	10'1" x 15'11"	3.08m x 4.86m
Utility Room	5'11" x 6'3"	1.80m x 1.90m
WC		

Bed 1	10'2" x 11'5"	3.11m x 3.49m
En-suite	5'7" x 5'9"	1.70m x 1.75m
Bed 2	10'11" x 8'10"	3.33m x 2.71m
Bed 3	6'9" x 10'1"	2.05m x 3.08m
Bathroom	7'10" x 5'5"	2.39m x 1.65m

The MILLERS



Plots 2 & 4

Lounge	11'5" x 15'1"	3.49m x 4.86m
Kitchen/Dining	10'1" x 15'11"	3.08m x 4.86m
Utility Room	5'11" x 6'3"	1.80m x 1.90m
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Bathroom	7'10" x 5'5"	2.39m x 1.65m



FOUNDATIONS

Foundations to the satisfaction of the Local Authority and the National House Builders' Council and with the advice of independent Structural Engineers.

WALLS

External walls will be of cavity construction finished in facing bricks, with stone effect cills. The inner leaf of the cavity wall will be in blockwork. Internal walls will be either in load bearing blockwork or stud partition faced in plasterboard.

ROOF

The roof will be trussed rafters covered in reinforced roofing felt suitably battened and finished in concrete interlocking tiles.

WINDOWS

WhiteUPVC in casement windows and French window style patio frames with double glazed units.

FLOORS

Ground floors of concrete construction with sand and cement screed finish and first floor will be of eco-joists with 22mm Weyproc chip boarding.

DOORS

UPVC front and rear doors. Panelled interior doors will be painted and fitted with chrome door furniture.

STAIRCASE

Standard staircases will be in softwood with newels, handrails and balustrades.

INTERNAL WALL & CEILING FINISHES

Internal walls and ceilings will be finished in plaster. Coving as standard in lounge.

SKIRTING & ARCHITRAVES

Moulded MDF.

THERMAL INSULATION

Today's regulations require extremely high insulation values and these are achieved using an insulated cavity, double glazing, draught proofing to windows and external doors, fibreglass quilting (400mm) laid in the roofspace between the ceiling joists.

WALL TILING

The extent of tiling as standard will be as follows:-

Kitchen - Tiling above worktops to bottom of wall cupboards and to the same height around the window.

Main bathroom - Partial tiling where appropriate.

En-suite - Full height above shower tray and single row of tiles above vanity unit.

RAINWATER GOODS

Gutters and rainwater pipes will be black PVC.

SANITARY WARE

White sanitary ware and chrome fittings will be fitted throughout.

SERVICES

Mains connections for sewers, water, gas, and electricity will be provided.

GAS

Gas points provided for boiler and cooker.

ELECTRICITY

Power - Ample plugs will be provided throughout including electric supply for the oven and a plug in the loft for the TV distribution unit. In addition to the lighting points in all rooms, outside light points and fittings will be provided to the rear of the property. A lighting point will be fitted in the loft.

Low voltage lighting will be fitted in the lounge, kitchen, bathroom, and en-suite.

TV & VIDEO

Television points will be provided in the lounge, main bedroom, bedroom 2 and the kitchen by way of a TV and video distribution unit in the loft.

INTRUDER ALARM

An Intruder alarm will be fitted to all properties.

WATER

In addition to the normal water supply, provision will be made adjacent to the sink in the kitchen for a dishwasher. Provision will be made for a washing machine in the utility room. A cold water tap will be provided to the rear of the property.

SMOKE DETECTORS

Mains supply smoke detectors will be fitted.

KITCHENS

Plans of kitchen layouts will be made available and high quality kitchen fittings will be used. The kitchens will include built-in single oven, hob, and extractor unit.. A choice of units will be made available, although some choices may be at an extra cost.

DRAINAGE

Internal waste pipes will be in PVC. External drains will be either earthenware or PVC and will be connected into the mains system.

GARDENS

Rear gardens will be graded and turfed.

DRIVES

All drives will be tarmacadam.

FENCING

This will vary with each individual plot but adequate fencing will be provided to the rear gardens of all plots including dividing fencing (and other places where appropriate)

PLUMBING

Plumbing to all sanitary ware and domestic appliances to provide hot and cold water services through plastic and copper pipes. Domestic hot water will be provided by the central heating boiler.

CENTRAL HEATING

Hep20 barrier pipework inclusive of all isolation valves fitted with a fanned flue wall mounted gas boiler, and radiators with thermostatic valves to all rooms. The system will be controlled by a timer fitted in the utility room, where appropriate. The system will also benefit from zonal areas, ground floor and first floor.

DECORATION

All internal softwood will be primed, undercoated and finished in white gloss paint. Internal walls and ceilings will be finished with two coats of emulsion paint. A two colour scheme with white ceilings and ivory or similar emulsion to walls.

NHBC

The properties will carry the 10 year Buildmark Certificate, provided by the NHBC.

GUARANTEES

The Developer does not guarantee certain fittings, namely - oven, hob and extractor fan which are covered by manufacturers guarantees and warranties. Purchasers will be required to deal directly with the manufacturers in respect of any breakdown of such equipment.

BROCHURES

Manufacturers brochures are provided for guidance, but the Developer will not be liable for any errors in colour shading or other variances as a result of errors or misleading information on the part of the supplier/manufacturer or their agents in such brochures or leaflets.

SAMPLES

Samples of kitchen doors where possible will be made available to give a truer indication of colours and shades but it is up to the purchaser to enquire further if he/she has any doubts about the final product.

FITTINGS

Fittings may be varied during the development due to lack of availability or manufacturers changes in a particular product.

MEASUREMENTS

Measurements, room sizes and site plans are for guidance only, plans are not to scale. Artist's impressions and illustrations are for guidance and elevations may vary throughout the development. Purchasers are advised to take their own measurements for carpets and soft furnishings and must not rely on plans.

