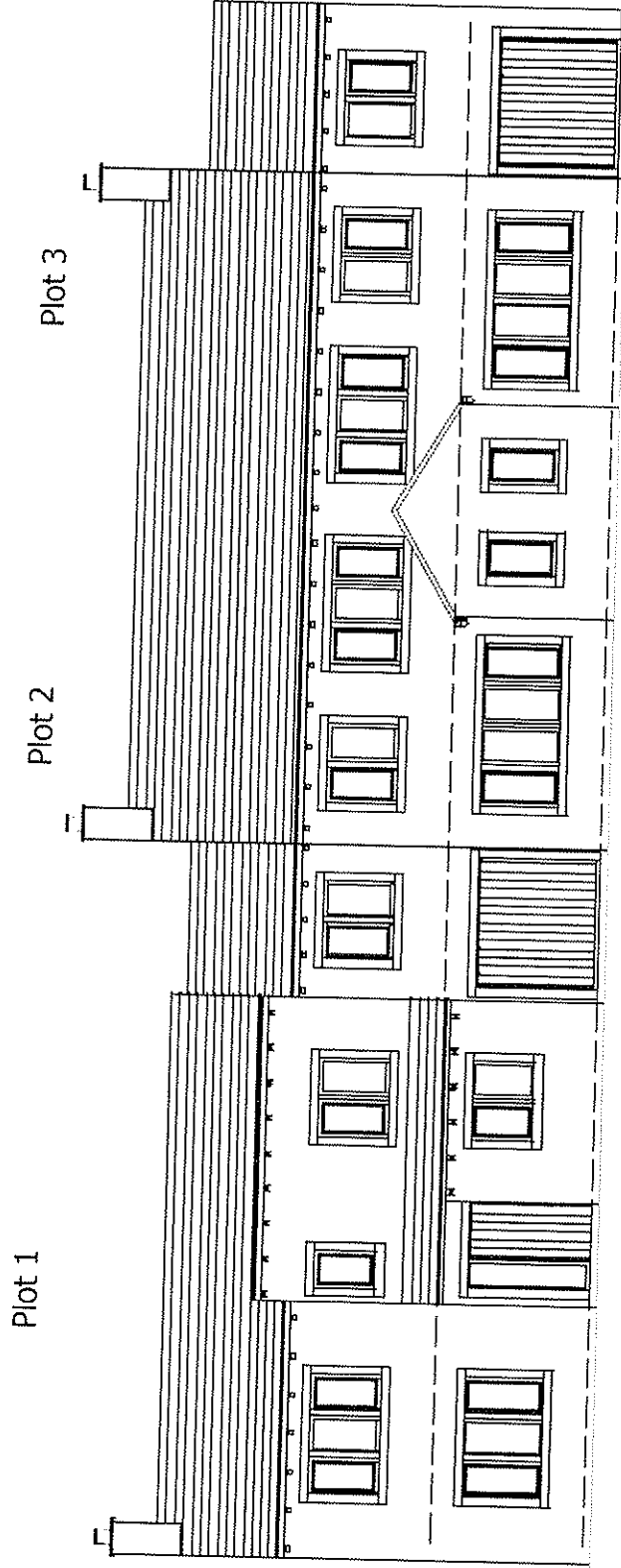


DELPH ROAD



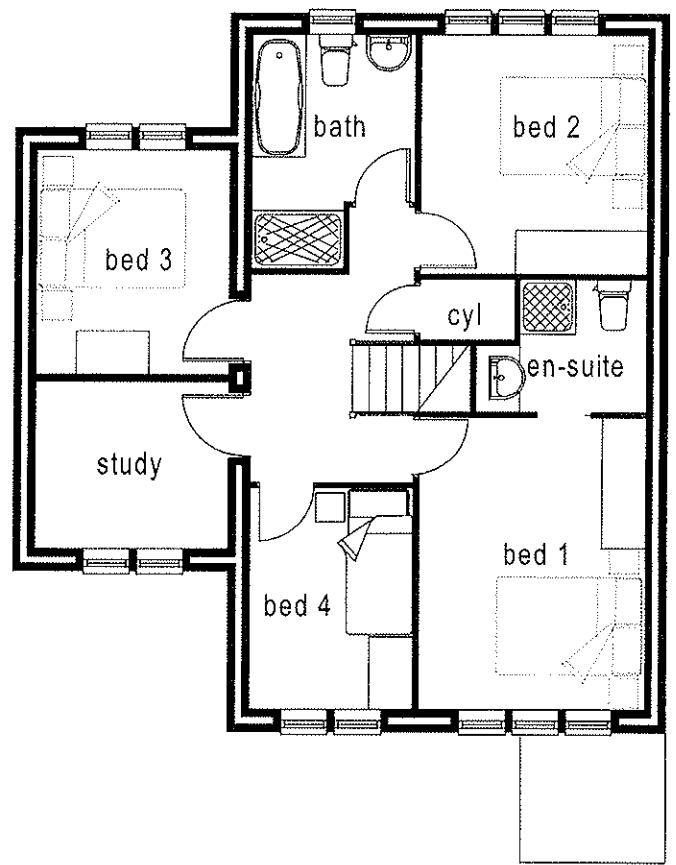
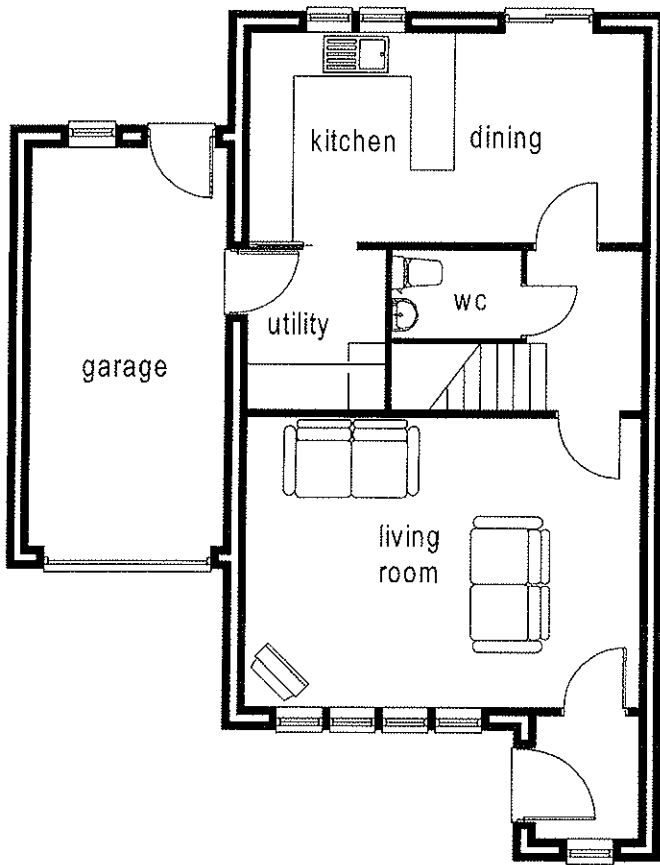
The Ranges, Delph Road, Denshaw

The Ranges, Delph Road, Denshaw



Front Elevation

The Ranges, Delph Road, Denshaw Plot 2



Ground Floor.

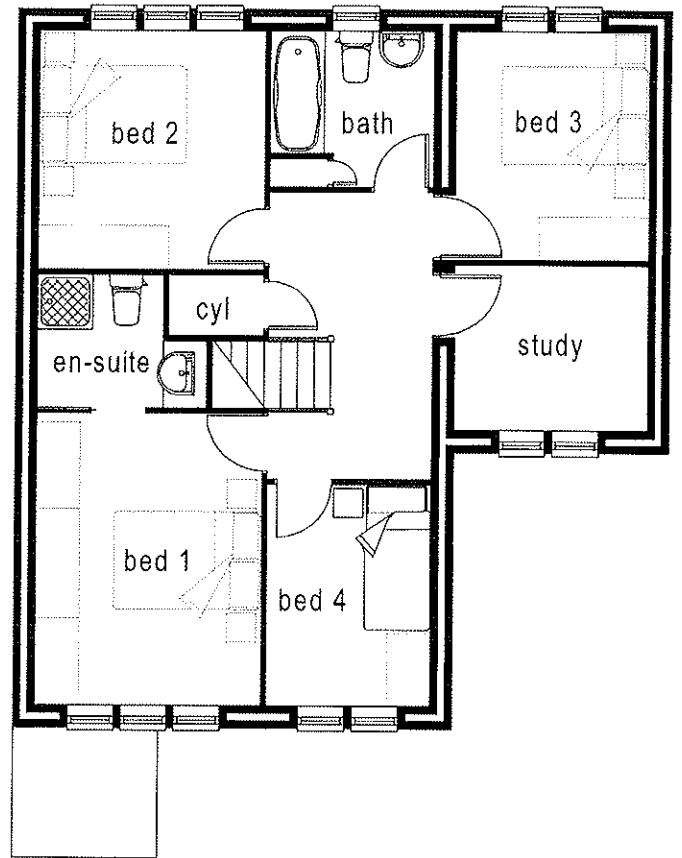
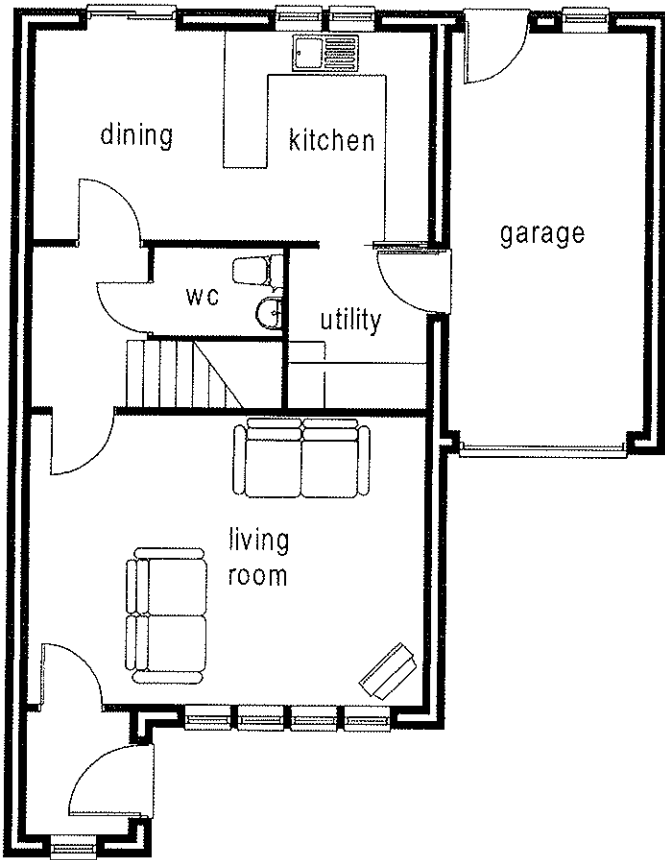
| Room | Metric | Imperial |
|-------------|------------|---------------|
| Living Room | 5.4 x 4.0 | 18'0" x 13'4" |
| Dining Room | 2.9 x 2.57 | 9'8" x 8'7" |
| Kitchen | 2.9 x 2.83 | 9'8" x 8'1" |
| W.C. | 1.78 x 1.2 | 5'11" x 4'0" |
| Utility | 2.2 x 1.9 | 7'4" x 6'4" |
| Garage | 5.5 x 2.65 | 18'4" x 8'10" |

First Floor.

| Room | Metric | Imperial |
|-----------|-------------|---------------|
| Bedroom 1 | 4.03 x 3.1 | 13'5" x 10'4" |
| Bedroom 2 | 3.3 x 3.1 | 11'0" x 10'4" |
| Bedroom 3 | 3.1 x 2.65 | 10'4" x 8'10" |
| Bedroom 4 | 3.05 x 2.2 | 10'2" x 7'4" |
| Study | 2.65 x 2.3 | 8'10" x 7'8" |
| Bathroom | 3.22 x 2.23 | 10'9" x 7'5" |
| En-suite | 2.33 x 1.83 | 7'9" x 6'1" |

Floor Plans & Room Sizes Are Approximate Only - Not To Be Used For Measurements Of Carpets, Curtains Etc..

The Ranges, Delph Road, Denshaw Plot 3



Ground Floor.

First Floor.

| Room | Metric | Imperial |
|-------------|------------|---------------|
| Living Room | 5.4 x 4.0 | 18'0" x 13'4" |
| Dining Room | 2.9 x 2.57 | 9'8" x 8'7" |
| Kitchen | 2.9 x 2.83 | 9'8" x 8'1" |
| W.C. | 1.78 x 1.2 | 5'11" x 4'0" |
| Utility | 2.2 x 1.9 | 7'4" x 6'4" |
| Garage | 5.5 x 2.65 | 18'4" x 8'10" |

| Room | Metric | Imperial |
|-----------|-------------|---------------|
| Bedroom 1 | 4.03 x 3.1 | 13'5" x 10'4" |
| Bedroom 2 | 3.3 x 3.1 | 11'0" x 10'4" |
| Bedroom 3 | 3.1 x 2.65 | 10'4" x 8'10" |
| Bedroom 4 | 3.05 x 2.2 | 10'2" x 7'4" |
| Study | 2.65 x 2.3 | 8'10" x 7'8" |
| Bathroom | 2.23 x 2.15 | 7'5" x 7'2" |
| En-suite | 2.33 x 1.83 | 7'9" x 6'1" |

Floor Plans & Room Sizes Are Approximate Only - Not To Be Used For Measurements Of Carpets, Curtains Etc..

Paterbridge Homes

Our houses are finished to a very high standard and we consider them to be the best in the area. We pride ourselves on the high specification and as standard the following items are included in the properties on 'The Ranges' development.

Kitchens

- *High quality kitchen units*
- *Granite worktops*
- *Built in electric double oven*
- *5 ring gas burner hob*
- *Integrated microwave*
- *Integrated dishwasher*
- *Integrated fridge/freezer*
- *Floor and walls tiled*
- *Low Voltage lighting*

Bathroom and en-suite

- *High quality suites with chrome fittings*
- *Chrome towel rails*
- *Floor and walls tiled*
- *Low voltage lighting*
- *Jacuzzi bath*

Other items

- *NHBC 10 Year Guarantee*
- *Rear Gardens turfed*
- *Cobbled driveways*
- *Floor tiled to downstairs WC*
- *Intruder alarm fitted*
- *TV points to lounge, kitchen and all bedrooms*
- *Chrome sockets/switches to ground floor*
- *Downlighters to lounge*
- *5 Amp lighting circuit in lounge*
- *Up and over garage door*

THE RANGES SPECIFICATION

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 stone. 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 natural roofing slates.

WINDOWS

Black UPVC 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 timber joists with 22mm Weyproc chip boarding.

DOORS

Black UPVC front and rear doors. Panelled interior doors will be painted and fitted with chrome door furniture. Up and over door to garage.

STAIRCASE

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

INTERNAL WALL & CEILING FINISHES

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

SKIRTING & ARCHITRAVES

Moulded softwood.

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 (300mm) laid in the roofspace between the ceiling joists.

WALL TILING

A range of tiles will be made available for purchasers to select tiling to the kitchen, main and en-suite bathrooms. 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 or full 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. Jacuzzi bath fitted in bathroom.

SERVICES

Mains connections for sewers, water, gas, electricity and telephone 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 front and rear of the property. A lighting point will be fitted in the loft. Low voltage lighting will be fitted in the lounge, kitchen, bathroom, master bedroom and en-suite.

TV & VIDEO

Television points will be provided in the lounge, the bedrooms 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 the integrated dishwasher. Provision will be made for a washing machine in the utility room. A cold water tap will be provided in the garage and 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 granite worktops, built-in oven, hob, extractor unit, integrated dishwasher, microwave, fridge and freezer. 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 turfed. Front gardens soiled and graded. All private paths and patios to be in high quality Indian stone paving.

DRIVEWAYS

Cobbled driveway.

FENCING

Yet to be agreed with the Local Authority.

PLUMBING

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

CENTRAL HEATING

Small bore pipework with a balanced flue wall mounted gas boiler, hot water cylinder storage and radiators with thermostatic valves to all rooms. The system will be controlled by a timer fitted in the kitchen.

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.

The Ranges

| <u>Plot No.</u> | <u>Price</u> |
|-----------------|--------------|
| 1 | SOLD |
| 2 | £310,000 |
| 3 | £320,000 |

*If you wish to view one of the properties,
please contact the office on the number below*

Paterbridge (Denshaw) Ltd., St. Mary's Gate, Shaw, Oldham, OL2 8AE

Tel : 01706 844271

Fax : 01706 882361

E-Mail : enquiries@paterbridge.co.uk