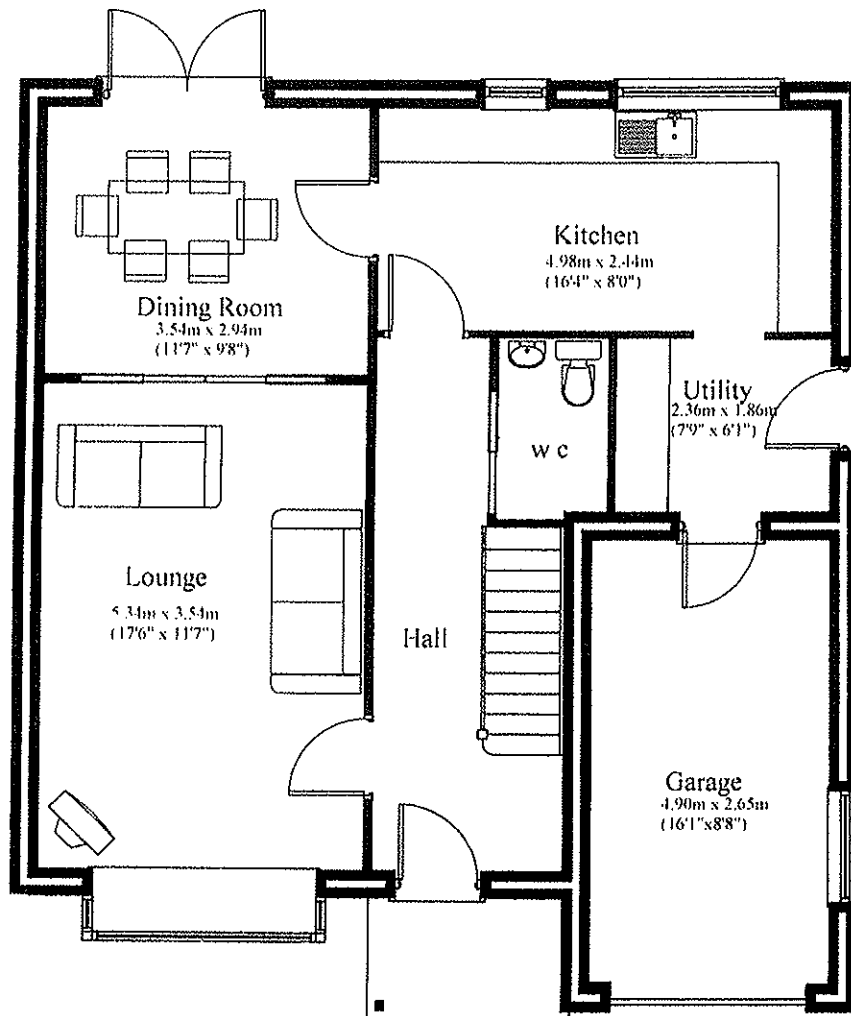


WOODS VIEW

<i>House Type</i>	<i>Name</i>
<i>A</i>	<i>The Gainsborough</i>
<i>B</i>	<i>The Matisse</i>

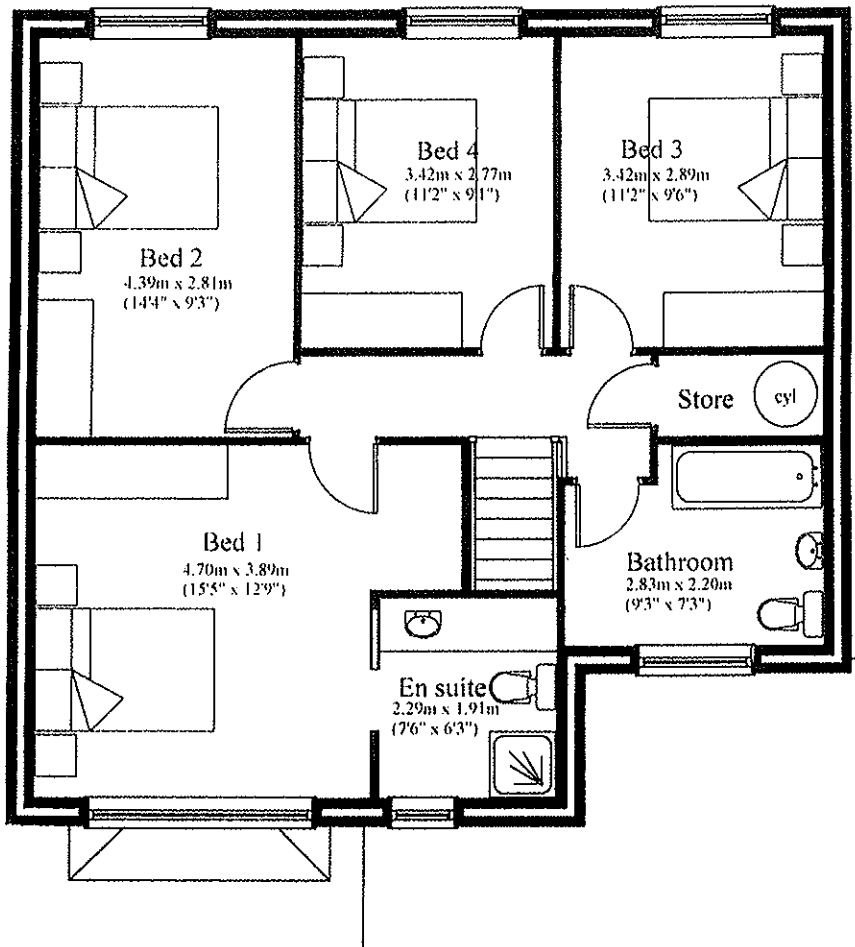
The Matisse



Ground Floor Plan

Floor plans & room sizes are approximate only - Not to be used for measurements of carpets, curtains etc.

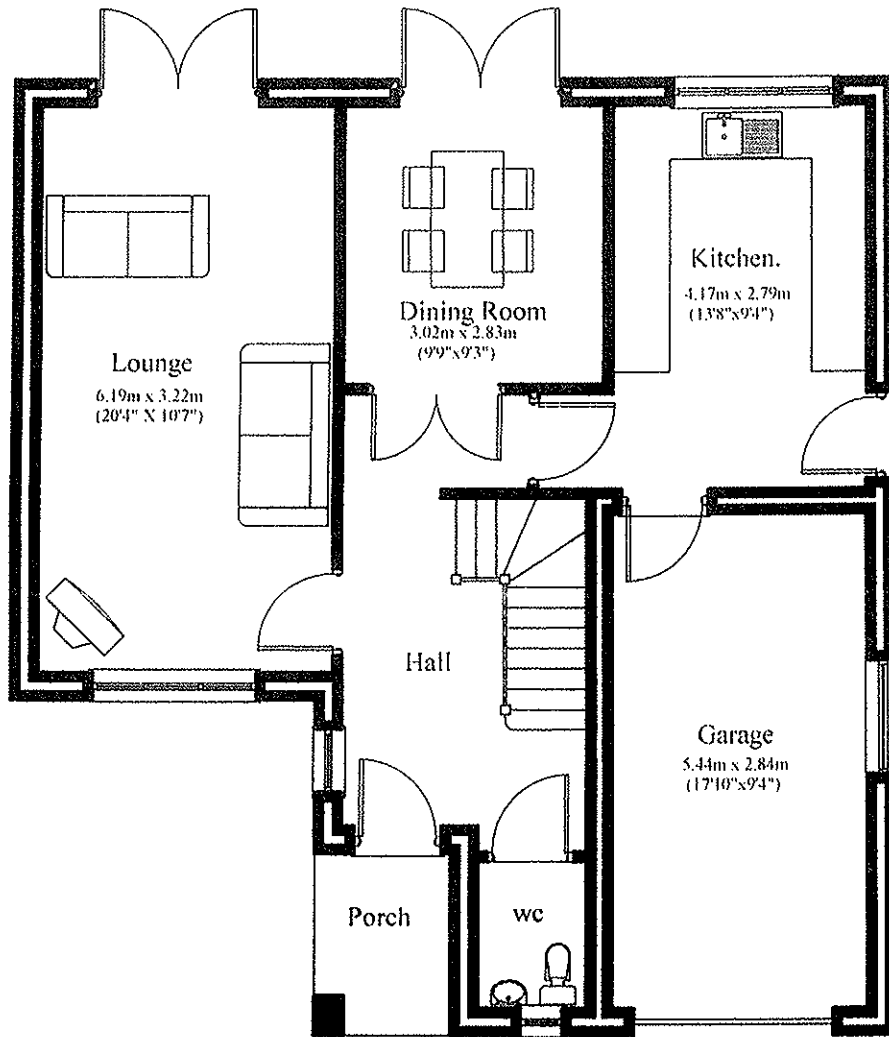
The Matisse



First Floor Plan

Floor plans & room sizes are approximate only - Not to be used for measurement of carpets, curtains etc.

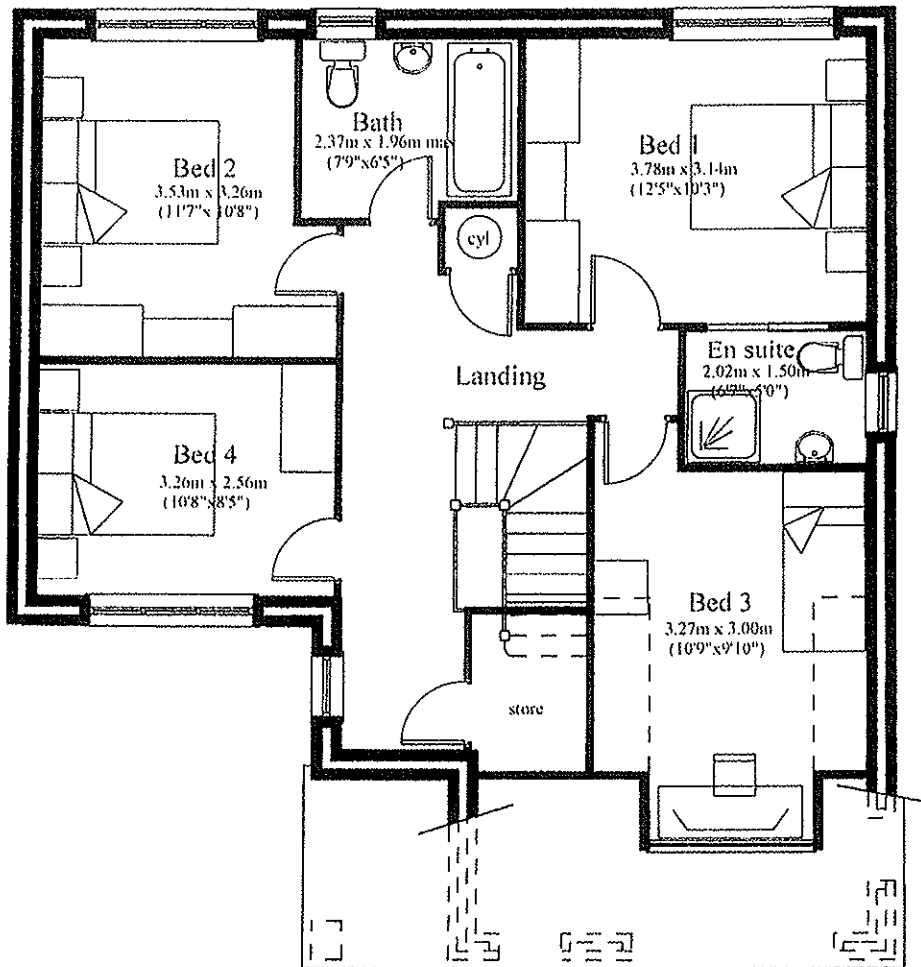
The Gainsborough



Ground Floor Plan

Floor plans & room sizes are approximate only - Not to be used for measurement of carpets, curtains etc.

The Gainsborough



First Floor Plan

Floor plans & room sizes are approximate only— Not to be used for measurement of carpets, curtains etc.

WOODS VIEW 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 facing bricks, with stone effect features to front elevation. 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.
White PVCU fascias and soffits.

WINDOWS

White PVCU 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 tongue and groove boarding.

DOORS

PVCU front and rear doors. Panelled interior doors will be painted and fitted with chrome door furniture. Up and over electrically operated door to garage.

STAIRCASE

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

INTERNAL WALL & CEILING FINISHES

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

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 - Full height on the two bath walls

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

RAINWATER GOODS

Gutters and rainwater pipes will be PVC.

SANITARY WARE

White sanitary ware and chrome fittings will be fitted throughout.

SERVICES

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

GAS

Gas points provided for boiler and cooker. A further point will be provided in the lounge for purchasers convenience should they opt to fit a fire at a later date.

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 kitchen, bathroom 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 a dishwasher. Provision will be made for a washing machine in either the utility room or garage, as appropriate. A cold water tap will be provided in the garage.

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 oven, hob, extractor unit, integrated dishwasher, microwave and granite worktops. 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

Both front and rear gardens will be graded and turfed. All private paths and patios to be in high quality Indian stone paving.

DRIVES

All drives will be brick paved, with top quality clay paving.

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 copper 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 or utility room, where appropriate.

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. All external woodwork will be primed, undercoated and finished in white gloss paint.

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.

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 'Woods View' development.

Kitchens

- *High quality kitchen units*
- *Granite worktops*
- *Built in electric double oven*
- *5 ring gas burner hob*
- *Integrated Microwave*
- *Curved extractor hood*
- *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*

Other items

- *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*
- *Electric up and over garage door*
- *Superior quality clay brick paviours to driveway*
- *High quality Indian stone paving to private paths and patios*

LOCAL AMENITIES

ALKRINGTON WOOD NATURE RESERVE has three fishing lodges and the River Irk flowing through it. The Reserve is immediately opposite the development.

NEW NORTH MANCHESTER GOLF COURSE is 2 minutes drive away.
<http://www.northmanchestergolfclub.co.uk/>

HEATON PARK, one of Europe's largest parks, has an eighteen hole municipal golf course as well as the animal centre, football pitches, bowling greens and boating lake.
<http://www.heatonpark.org.uk/HeatonPark/>

THE MIDDLETON ARENA is only one mile away from the development. Its facilities include an indoor swimming pool, squash courts and excellent gym facilities. It also benefits from having a sports hall which can be used for a range of sports including five-a-side football, basketball, netball, volleyball and badminton.
<http://www.middletonarena.com/>

THE LANCASHIRE HEALTH & RACQUET CLUB is 2.5 miles away which boasts 9 indoor and 5 outdoor tennis courts plus indoor and outdoor swimming pools.
<http://www.esporta.com/lancashire>

TRANSPORT LINKS

MILLS HILL TRAIN STATION is approximately 1.5 miles from the development and has connections to Manchester and Leeds

J.19 and J.20 of the M60 are both within 1.5 miles of the development and provide easy access to the national motorway network.

SCHOOLS

The secondary schools in the local area include Cardinal Langley, Queen Elizabeth and Middleton Technology School. The primary schools include St. Thomas More, St. Peter's and Alkrington Primary School.

NEARBY TOWNS

Manchester, Rochdale, Bury, Oldham, Bolton and Stockport.

Woods View

<u><i>Plot No.</i></u>	<u><i>House Type</i></u>	<u><i>Price</i></u>
<i>1</i>	<i>The Gainsborough</i>	<i>£294,995</i>
<i>2</i>	<i>The Matisse</i>	<i>£299,995</i>
<i>3</i>	<i>The Matisse</i>	<i>RESERVED</i>
<i>4</i>	<i>The Gainsborough</i>	<i>£294,995</i>

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

Paterbridge Homes, St. Mary's Gate, Shaw, Oldham, OL2 8AE

Tel : 01706 844271

Fax : 01706 882361

E-Mail : enquiries@paterbridge.co.uk