

Meadowbank View



A select Development of nine beautifully crafted **family homes.**

Meadowbank View

The collection consists of eight semi-detached homes and one detached home enjoying an excellent location in mature surroundings. The development overlooks a large open green-space with mature trees lining the perimeter.

Each home is spacious, modern, energy efficient, and built to traditional standards of high quality workmanship. All homes feature a glazed screen opening out into the large rear garden, and high quality fitted kitchens and bathrooms.

Location

Meadowbank View occupies an enviable position benefitting from a quiet corner plot surrounded by green-space and mature trees, while also being within walking distance of Atherton town centre which boasts an assortment of local shops bars, cafes. Tesco and Asda supermarkets are close by as well as the recently renovated Howe Bridge sports centre which features a swimming pool, gym, and leisure facilities.

Atherton benefits from fantastic schools both primary and secondary, and there are also excellent transport links with its own train station, numerous bus routes and easy access to the motorway network. Atherton benefits from a number of parks and a great place to take the dog for a walk in the Bee Fold Area.

Within a few miles you will find the neighbouring town of Leigh and Tyldesley which enjoy a range of amenities including restaurants, shops, bars, cinemas and fitness centres. Most notably Leigh is also home to the sports village which includes a stadium, swimming pool, gym, college, and running track as well as Pennington flash a popular country park which sits in some 200 acres of green space.

Location Plan



Site Plan



The perfect finish

Kitchen

- High Quality Contemporary fitted kitchen with colour and worktop options which can be specified by the client during construction.
- 2 year guarantees on all appliances and white Goods
- Modern Designer stainless steel electric oven and gas hob
- Designer Fridge / Freezer
- Plumbing for washing machine and dishwasher

Electrical

- Generous supply of power points in each room
- Energy efficient LED lighting to bathrooms
- TV Points in all bedrooms and family lounge

Heating

- Ultra energy efficient glow-worm combi-boiler system with external heating sensors
- Thermostatic valves to all radiators
- Two zone thermostatic heating one for each floor

Bathrooms and WC

- Designer Ideal Standard Bathroom and WC Suite with high quality contemporary chrome taps and fittings
- Heated chrome towel warmer
- Glass Shower Screen
- Designer Chrome Shower with "cool chrome" technology
- Designer Porcelanosa tiles to bathroom floor and selected wall areas in a range of colours and designs which can be specified by the client during construction

Doors and Woodwork

- High quality composite front door with glazed panel
- White moulded internal doors with chrome handles
- White torus skirting and architrave throughout
- Square chamfered spindles to staircase

Decoration

- Woodwork finished in a white satin finish
- Walls finished in a neutral shade of emulsion
- Ceiling finished in white emulsion

Safety and Security

- External LED security lighting with infra-red PIR sensors
- Each home is alarmed with the latest wireless alarm system
- Mains connected smoke and heat detectors in strategic areas
- Lockable windows and doors
- High quality composite front door with multi-point locking system

External Area

- All homes feature a generous rear garden area
- Rear patio area
- Front garden
- Private off road parking

Energy Saving Features

- Double glazed high performance A-rated PVCu windows
- Highly insulated walls, floor and roof space helping to reduce heating bills
- Latest energy efficient boiler





The Elmwood

The Elmwood is a generously proportioned 3 bedroom semi-detached home which provides a contemporary twist on traditional home design. The Elmwood contains a host of exiting features including a modern kitchen-diner, a large family room with dining space as well as a rear facing aspect opening out onto the large rear garden.

Total Nett Internal Area

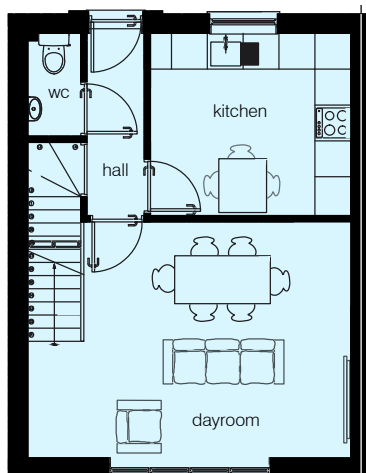
75m² (807 Sqr Ft)

Ground Floor

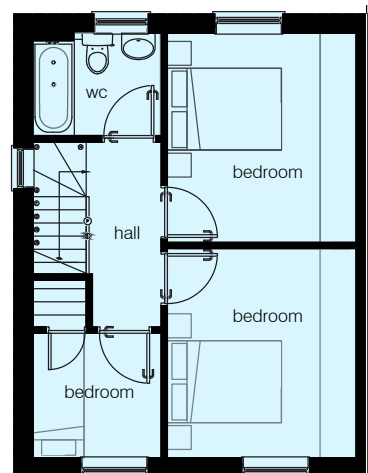
Family Room	5.40m x 3.90m
Kitchen / Diner	3.35m x 3.05m
Hallway	1.15m x 3.05m
Downstairs WC	0.90m x 1.70m

First Floor

Bedroom 1	3.25m x 3.50m
Bedroom 2	3.25m x 3.45m
Family Bathroom	2.15m x 1.70m
Landing	2.15m x 3.15m



GROUND FLOOR



FIRST FLOOR



OAKWOOD
HOMES

Atherton M46 0EX | **Meadowbank View**



The Oakdene

The Oakdene is a contemporary 2 bedroom home offering an excellent use of space. Enjoying two double bedrooms and a family bathroom, an open plan modern kitchen area, and a family room with dining area opening out onto a generous rear garden.

Total Nett Internal Area

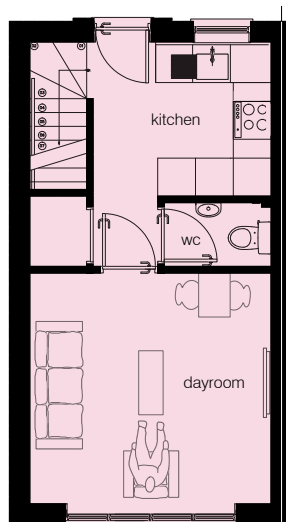
55.4m² (596.1 Sqr Ft)

Ground Floor

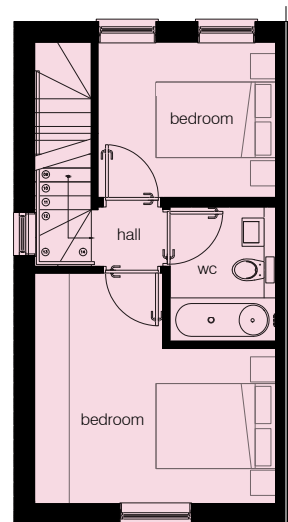
Family Room/Diner	3.85m x 3.65m
Kitchen	3.85m x 3.55m
Downstairs WC	1.00m x 1.70m

First Floor

Bedroom 1	3.85m x 3.65m
Bedroom 2	2.80m x 2.45m
Family Bathroom	2.15m x 1.90m
Landing	2.40m x 1.95m



GROUND FLOOR



FIRST FLOOR



OAKWOOD
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The Elmwood Detached

Following the semi-detached Elmwoods layout, plot 5 features the added benefit of being detached as well as having an extensive wrap-around garden with two glazed screens opening on to the rear and side garden.

Total Nett Internal Area

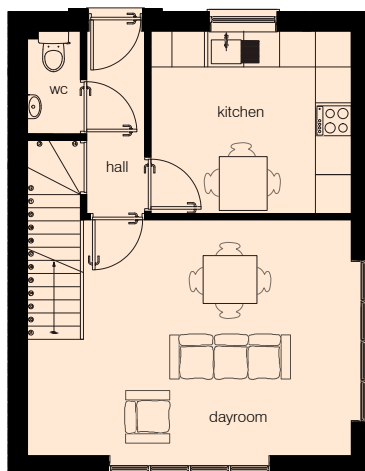
75m² (807 Sqr Ft)

Ground Floor

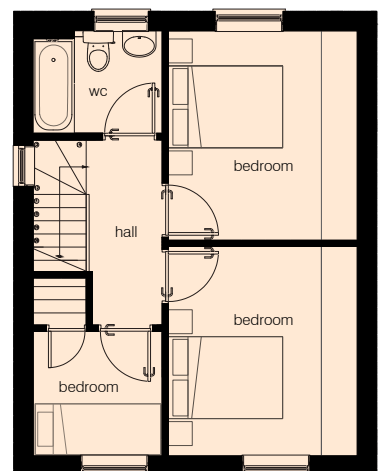
Family Room	5.40m x 3.90m
Kitchen / Diner	3.35m x 3.05m
Hallway	1.15m x 3.05m
Downstairs WC	0.90m x 1.70m

First Floor

Bedroom 1	3.25m x 3.50m
Bedroom 2	3.25m x 3.45m
Family Bathroom	2.15m x 1.70m
Landing	2.15m x 3.15m



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Homes are registered with the government backed help to buy scheme and are available to buy with just 5% deposit. Please ask the estate agent for more details.

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