



## Asking Price £190,000

- **New Build Homes Available to Reserve off Plan NOW**
- **Small Development of Only 10 Properties**
- **Fully Fitted Kitchens with Choice Available if Reserved Off Plan**
- **Help to Buy Scheme Available from the H.C.A**
- **Desirable Location with Excellent Commuter Links**
- **Three Bedroom Homes with Choice of Three Styles**
- **First Phase Estimated Completion Spring 2017**
- **Castle 10 Year Structural New Home Warranty**
- **Front & Rear Gardens plus Allocated Parking**
- **Predicted EPC Rating of B**

Churchtown: 01704 808100 Longton: 01772 930300 Ormskirk: 01695 364400 Tarleton: 01772 811899

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*NB: Please contact our office prior to viewing externally or internally any of our properties*



## **The Minster**

This listing is for The Minster house type, of which there are a choice of 4 available. The Minster is a new build mid terrace house with spacious lounge, open plan dining kitchen, ground floor WC, first floor bathroom and three bedrooms with en suite to the master bedrooms. There are also private gardens to both the front and rear as well as allocated off road parking for two vehicles. Below are the room dimensions for The Minster which are typical for the house type and as such should be used as a guide only.

## **Specification**

The builders specification includes: architecturally designed internal layouts, fully fitted kitchens with base and wall units, integrated appliances including oven, hob and extractor, wood grain effect panelled internal doors with stylish brushed steel finish fittings, stylish white modern sanitary-ware and chrome fittings, chrome frame glass shower door to en suites, gas central heating with Worcester Bosch boiler, UPVC double glazing and turfed front and seeded rear gardens.

## **Off Plan**

Intending purchasers whom reserve a plot off plan prior to completion shall benefit from a choice of kitchens and tiles.

## **Entrance Hall**

Doors lead to the lounge and to the ground floor cloakroom.

## **Cloakroom**

Fitted WC and hand wash basin.

**Lounge** 17' 6" x 11' 6" (5.33m x 3.51m)

**Dining Kitchen** 14' 11" x 10' 4" (4.55m x 3.15m)

## **Landing**

Doors opening off the landing to all bedrooms and to the bathroom.

**Bedroom One** 11' 5" x 10' 4" (3.48m x 3.14m)

## **En Suite**

Three piece fitted shower room suite.

**Bedroom Two** 11' 6" x 8' 2" (3.51m x 2.49m)

**Bedroom Three** 7' 7" x 6' 6" (2.3m x 1.97m)

**Bathroom** 8' 2" x 5' 9" (2.49m x 1.75m)

Fitted bathroom suite.

## **Exterior**

Private gardens to both the front and rear. Two allocated off road parking spaces.

## **The Local Area**

Heskin is a small rural village in the Borough of Chorley, Lancashire. It set in beautiful surrounding countryside, yet is only a 15 minute drive from the large towns of Chorley and Leyland, and only a 25 minute drive from the historic city of Preston.

It offers excellent commuting links sitting only a few miles from the M6 and M61 motorways. There is a regular local bus service to Wigan, Preston and Chorley and a less frequent service to Southport and Ormskirk. The nearest train station is less than five miles away at Euxton and both Liverpool and Manchester airports can be easily reached in around 45 minutes.

Heskin is ideal for families; there are local nurseries, a primary school within walking distance at Heskin Pembertons C of E Primary School, also there are two within a short drive at Eccleston St. Mary's C of E Primary School and Eccleston County Primary School, both having outstanding performance records. The nearest high school is only around 5 miles away at Bishop Rawstone C of E Academy, within the neighbouring village of Croston and further education is available at the well renowned Runshaw College near Leyland, which is also 5 miles away. Both the high school and further education college have outstanding reviews and accessible by student transport from the adjacent bus stops.

The village public house, The Farmers Arms, is within easy walking distance, providing traditional pub food and has a good rating on Trip Advisor. Heskin Farmers Market and Craft Centre is also a short walk away where you can relax in the café or browse around the vast array of boutique shops and stalls.

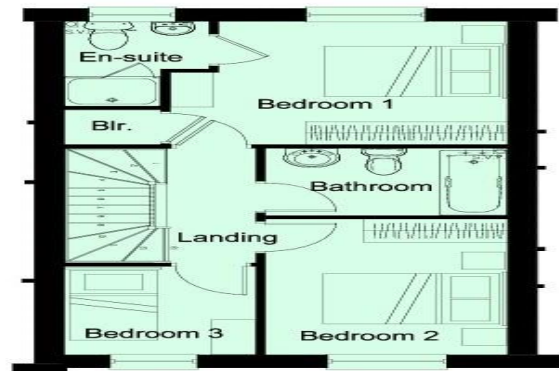
The adjacent village of Eccleston is only 1 mile away, providing many facilities from the Sainsbury's Local supermarket, Pharmacies, Post Office and Library. There is also a doctor's surgery, dentist, DIY store, butchers and bakers.

## Site Plan



The site layout plan is not to scale and is an indication only of plot positions. The site layout and models do not necessarily show final details of gradients, boundaries, retaining walls, street lighting, footpaths or landscaping. There may be occasions when these may change as the development proceeds.

## The Minster



<b>Ground Floor</b>	<b>Kitchen / Dining</b>	4.55 x 3.15m	(14'11" x 10'4")
	<b>Lounge</b>	3.51 x 5.33m	(11'6" x 17'6") max.
<b>First Floor</b>	<b>Bedroom 1</b>	3.48 x 3.14m	(11'5" x 10'5") max.
	<b>En-suite</b>	1.48 x 2.18m	(4'10" x 7'2") max.
	<b>Bedroom 2</b>	2.49 x 3.51m	(8'2" x 11'6")
	<b>Bedroom 3</b>	1.97 x 2.30m	(6'5" x 7'7")
	<b>Bathroom</b>	2.49 x 1.75m	(8'2" x 5'9")

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

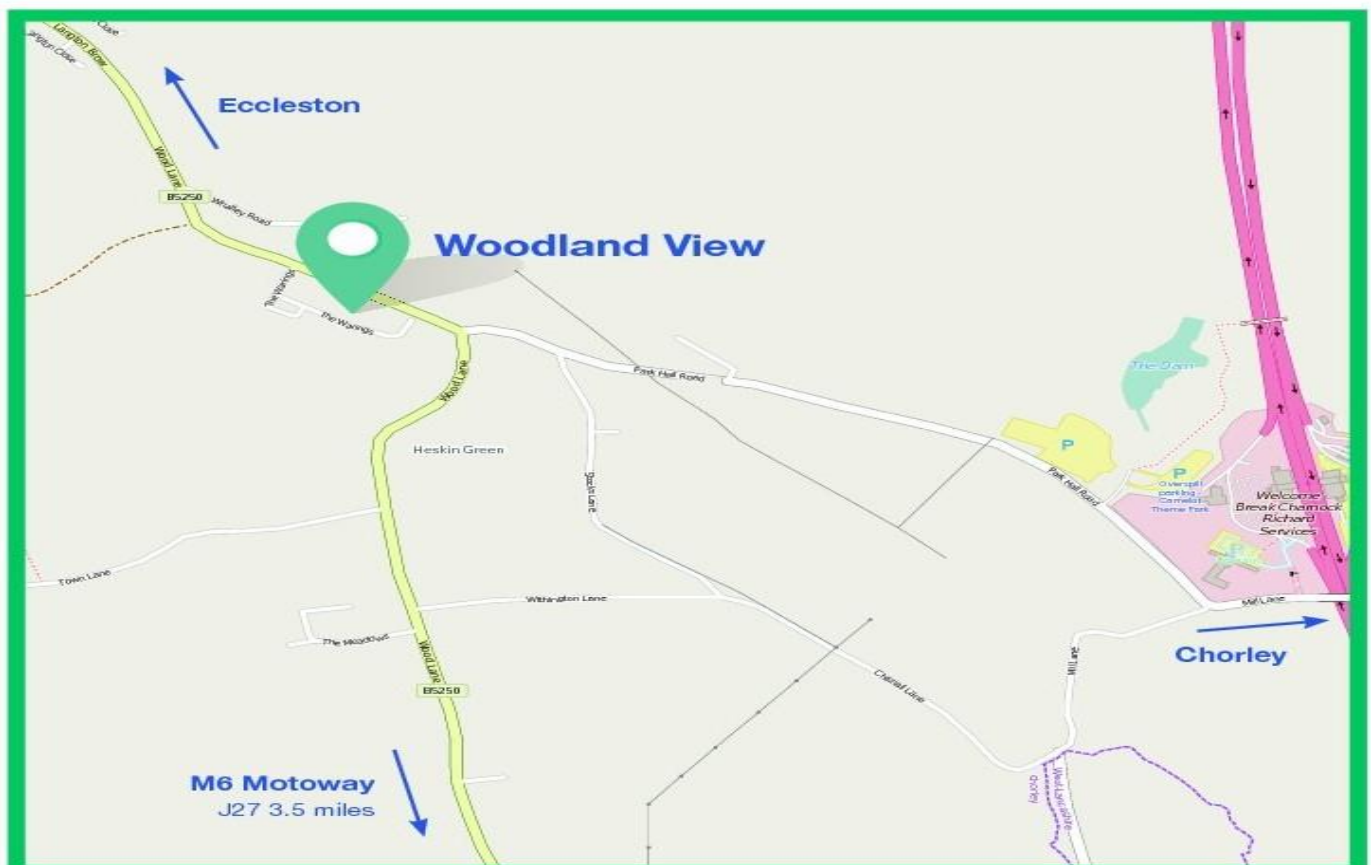
## Specification

- Architecturally Designed Internal Layout
- Fully Fitted Kitchens with Base and Wall Units
- Integrated Appliances Including Oven, Hob, Extract Hood
- Woodgrain effect Panelled Internal Doors with Stylish Brushed Steel Finish Fittings
- Stylish White Modern Sanitaryware and Chrome Fittings
- Chrome Framed Glass Shower Door to En-Suites
- Fully Programmable Gas Central Heating System
- Worcester Bosch Gas Boiler
- Energy Saving Low E Double Glazing in uPVC Windows
- Fully Fitted Security Alarm System
- LED Low Energy Lights to Kitchen/Dining, Bathroom & En-suites
- High Performance Insulation to Floor, Walls and Roof
- 5-Lever Security Locks to External Doors
- Turfed Front & Seeded Rear Gardens

## Features

- Castle 10 Structural New Home Warranty
- Project Supported by the Homes & Communities Agency
- Help to Buy Scheme Available from the H.C.A.
- Traditional Brick/Block & Tile Construction
- Small Rural Development
- Good Access to Motorways
- Designated Car Parking Spaces

## Location Plan



## Predicted Energy Assessment



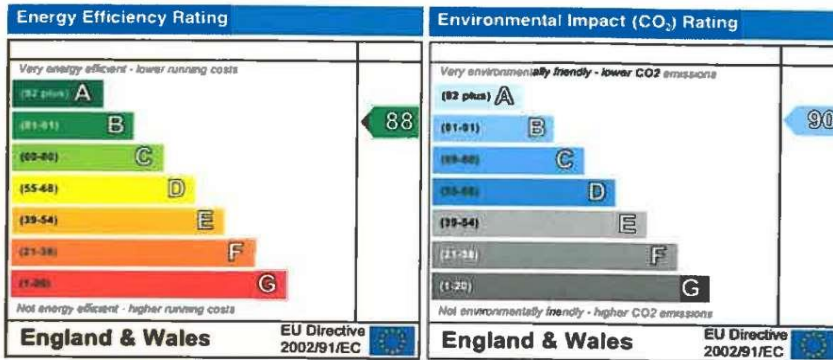
10 Woodland View  
Heskin  
CHORLEY  
PR7 5NU

Dwelling type:  
Date of assessment:  
Produced by:  
Total floor area:

End-terrace House  
30 August 2016  
Nathaniel Butters  
82.48 m<sup>2</sup>

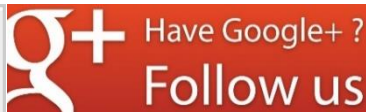
This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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