

Clevelands

Bolton



JONES
HOMES

Live the luxury lifestyle



Luxury living is about having it all

If you dream of living in a beautifully designed home in a sought-after location, it can all be yours at Clevelands, Bolton.

Clevelands is an exclusive community of luxury townhouses and apartments, in one of Bolton's most desirable residential districts.

Set in a quiet conservation area just off tree-lined Chorley New Road, Clevelands' elegant appearance is truly in keeping with its neighbouring Victorian homes.

All built to traditionally high standards with a superior specification throughout,

each home is designed with modern living in mind. The spacious light and airy interiors offer plenty of space to work, play and relax.

Clevelands provides the ideal location to enjoy the best of both worlds. A beautiful home nestled in tranquil mature landscaped grounds, yet just two miles from the vibrant town centre of Bolton and all its amenities.

Perfecting every last detail

Each and every Jones home is highly designed and specified throughout.

You'll find a contemporary kitchen with top of the range stainless steel appliances, and modern bathrooms with Aqualisa showers, low profile shower trays and a choice of stunning Porcelanosa tiles.

Many more quality fixtures and fittings that you wouldn't expect are also included as standard. From the LED downlights to the polished chrome door handles, we consider every last detail to be important. And it's not just the interior of your new home that we're committed to getting just right. We've given equal care and attention to the landscaping around Clevelands to help preserve and improve the natural environment.





- 1. Middlebrook Retail and Leisure Park
- 2. Moss Bank Park, Bolton
- 3. Smithills Hall, Bolton
- 4. Octagon Theatre, Bolton
- 5. Le Mans Crescent, Bolton

Jones Homes, building superior homes in all the best locations

Heaton is a much sought-after place to live, situated in an affluent, leafy area of Bolton. This ideal location offers the perfect balance of peaceful and picturesque surroundings, with the convenience of modern amenities nearby.

Within easy reach of the breathtaking West Pennine Moors, there are plenty of country and canalside walks to explore. Middlebrook Retail & Leisure Park, one of the largest complexes in the country, is just a few miles away. As well as shops it has restaurants, bars, multiplex cinema, bowling, sports facilities and supermarkets. Bolton itself offers high-street stores and specialist retailers, as well as its famous outdoor market.

Bolton has museums, galleries and the nationally renowned Octagon Theatre. There's a choice of sports and golf clubs in the local area plus the famous Macron Stadium on Burnden Way is home to Bolton Wanderers Football Club and a popular venue for music events. Bolton has an impressive range of nursery, primary and secondary schools and further education colleges, including the University of Bolton.



Homes built with pride

With over 55 years' experience building individual houses in locations as desirable as Bolton, you can trust Jones Homes to create your perfect new home.

As one of the leading builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification. From the quality of our materials to the well considered layouts, every new

development is the best it can possibly be. It's just one of the reasons we're consistently recognised in industry awards. But the real proof of our success is the fact that so many families choose to stay and move up with us over the years.



Specification

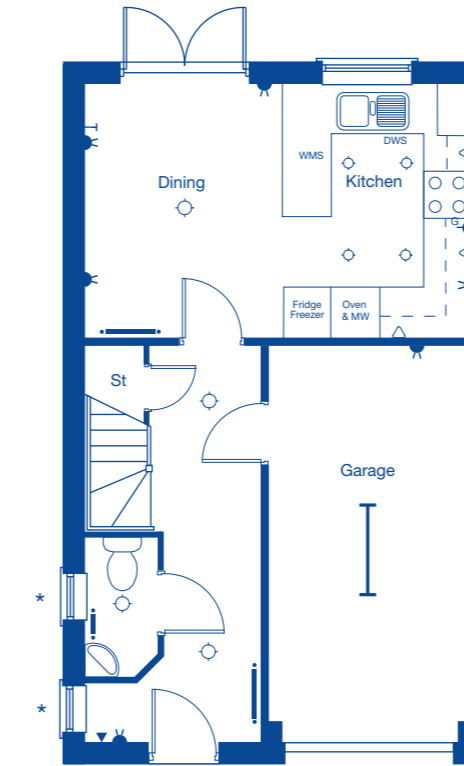
General	Townhouse
Double glazed PVCu windows with easy clean hinges	•
Energy saving insulation to cavity walls and roof space	•
Gas central heating with energy-efficient boiler	•
Thermostatic controlled radiator valves	•
Composite insulated front door	•
Contemporary panel doors with polish chrome furniture	•
French doors to patio area	•
Smooth plastered ceilings throughout	•
Choice of wall colour throughout*	•
TV point to lounge, dining area and bedrooms 1 & 2	•
Telephone point to hall, lounge and bedroom 1	•
Smoke detectors	•
NHBC Buildmark Cover	•

Kitchen	
Choice of fitted kitchen with toning worktops and upstands*	•
Built in stainless steel oven and microwave	•
Stainless steel gas hob, splash back and chimney style extractor	•
Integrated fridge and freezer	•
Stainless steel sink with Hansgrohe mixer tap	•
LED downlights	•
Delta LED worktop lighting	•

Bathroom/En Suite	Townhouse
Modern Villeroy & Boch bathroom suite with Hansgrohe monoblock taps	•
Aqualisa thermostatic shower to bathroom and en suite	•
Illuminated bathroom cabinet with heated mirror	•
Heated chrome ladder towel rail to bathroom and en suite	•
Fully tiled walls and floors in a choice of tiles from Porcelanosa*	•
LED downlights	•

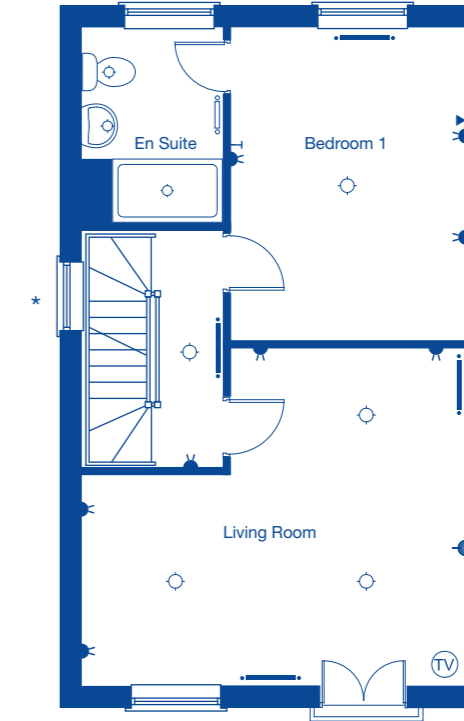
External	
Turfed garden to rear with paved patio area	•
Elevation treatment and finish as individual plot detailed drawings	•
Cold water tap to garage	•
Fluorescent light to garage	•
Block paved driveways	•
Boundary fencing to rear garden	•





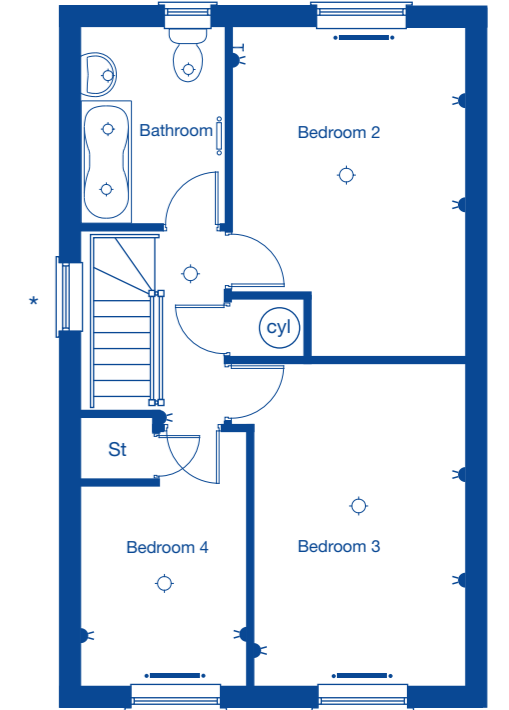
Ground Floor

Kitchen/Dining	5.09m x 3.29m	16'8" x 10'10"
Garage	5.35m x 2.70m	17'7" x 8'10"



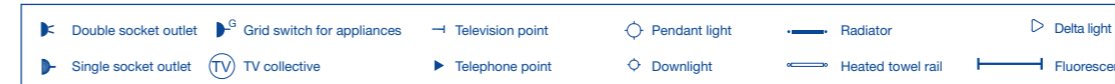
First Floor

Living Room	5.09m x 4.41m	16'8" x 14'6"
Bedroom 1	4.21m x 3.16m	13'10" x 10'4"



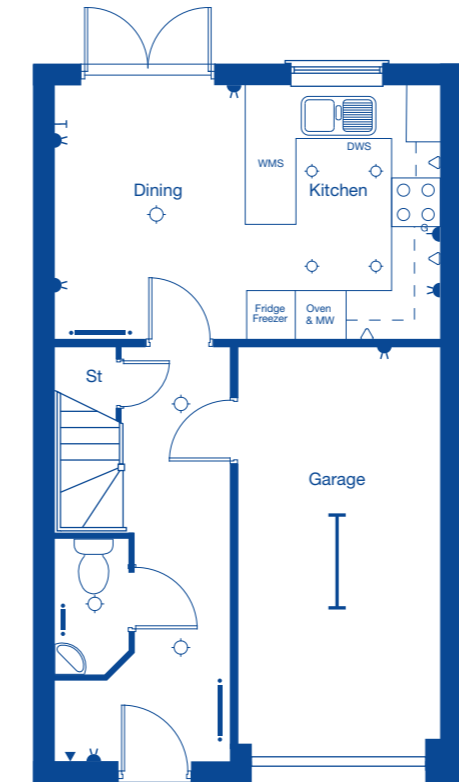
Second Floor

Bedroom 2	4.38m x 3.12m	14'4" x 10'3"
Bedroom 3	4.24m x 3.12m	13'11" x 10'3"
Bedroom 4	3.31m x 2.18m	10'10" x 7'2"

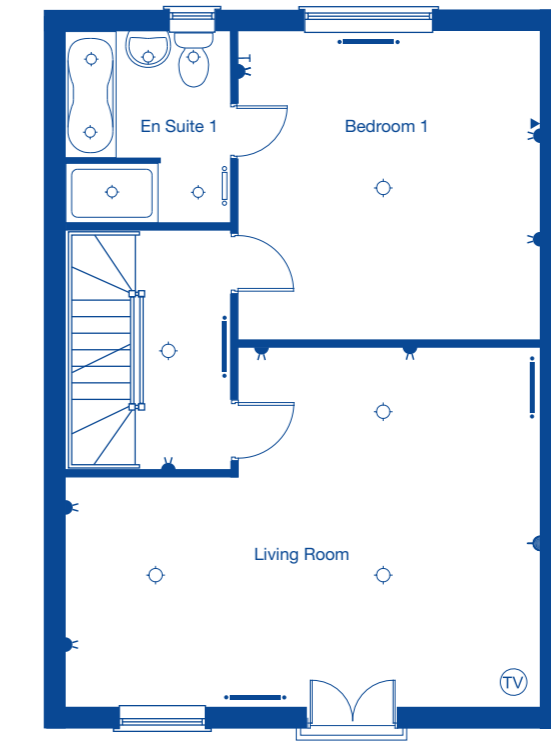


* Windows applicable to end plots only

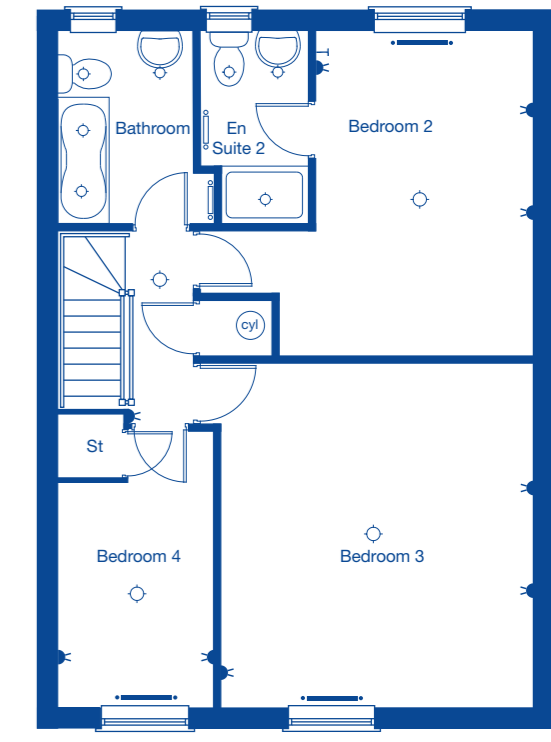
These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific streetscenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



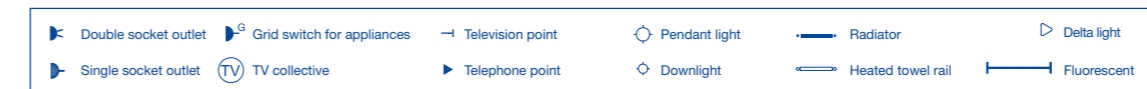
Ground Floor
 Kitchen/Dining 5.09m x 3.29m 16'8" x 10'10"
 Garage 5.35m x 2.70m 17'7" x 8'10"



First Floor
 Living Room 6.44m x 4.40m 21'2" x 14'5"
 Bedroom 1 4.20m x 4.18m 13'9" x 13'8"



Second Floor
 Bedroom 2 4.38m x 3.40m 14'5" x 11'2"
 Bedroom 3 4.24m x 4.17m 13'11" x 13'8"
 Bedroom 4 3.31m x 2.18m 10'10" x 7'2"



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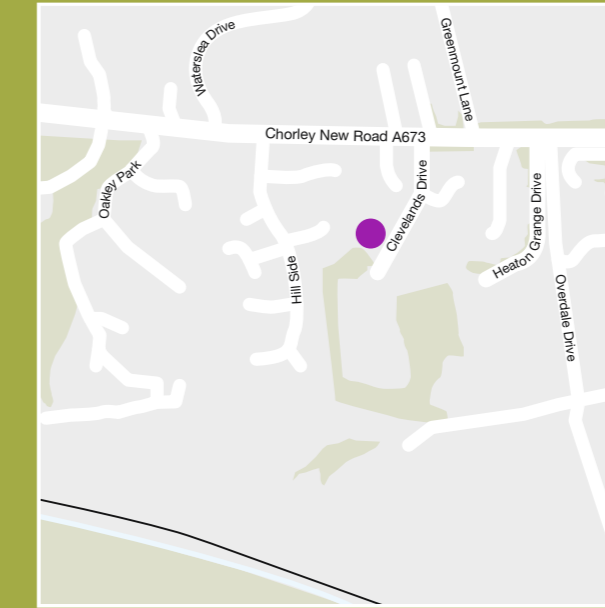
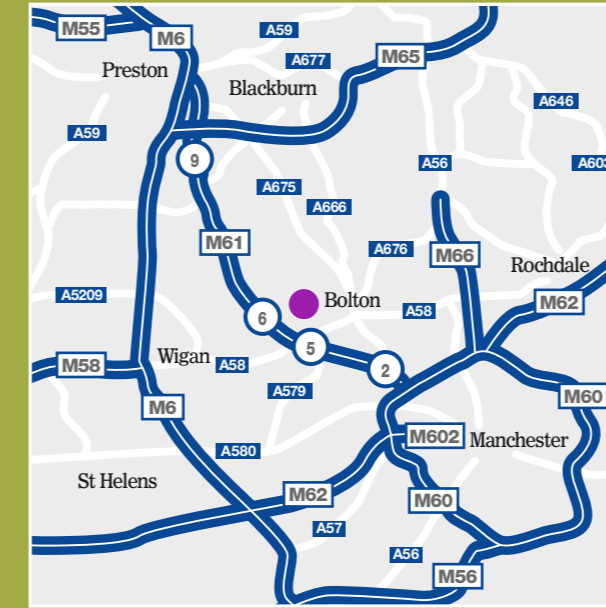
Buying a Jones home is easier than you think

It's time to take a closer look at Cleavelands. Just call 0800 128812 to book an appointment to view or visit jones-homes.co.uk for more information. Once you've decided which house is perfect for you, you're ready to buy your new home.

- 1** Reserve your new home
As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.
- 2** Apply for a mortgage
An independent financial advisor can help you decide which mortgage is right for you. It's important to do this as soon as possible and we will be happy to assist with this.
- 3** Appoint a solicitor
Your solicitor will handle the legal side of your house purchase, managing everything from Local Authority searches, exchange of contracts and legal completion. Ask family and friends for a recommendation or speak to one of our Sales Advisors.
- 4** Personalise your new home
By choosing from a wide variety of kitchen units and wall tiles, together with a range of optional extras you may wish to purchase and incorporate (subject to build stage).
- 5** Exchange and complete
Your solicitor will advise you once all necessary searches and enquiries have been made and your contract is ready for your signature prior to exchange. When you exchange, you will pay the agreed deposit and then we're all legally bound to complete the sale. Following build completion you will be required, prior to legal completion of the transaction, to transfer the balance of the monies to us.
- 6** Move in
Following legal completion you can collect your keys from the Sales Advisor and Site Manager who will accompany you to your new home.



Cleavelands
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jones-homes.co.uk

Details correct at time of going to print. Images representative only. Internal photography may show upgraded specification. Ask Sales Advisor for details. JHNW283/August 2015.

