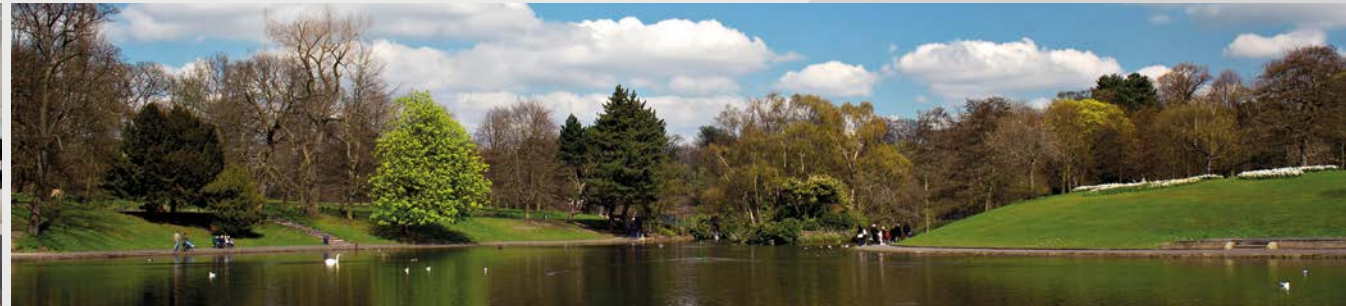


# Aigburth Grange

Liverpool



A beautiful collection of 2, 3 & 4 bedroom homes

**élan**  
HOMES

Homes you'll love inside out

# Everything in one location

Combining all the benefits of one of Britain's most vibrant cities, with the fresh air and open spaces of the suburbs, Aigburth Grange has everything you and your family needs to live and thrive.

Just three miles from Liverpool City Centre, and within easy commuting distance of Manchester and Chester, it's ideal for both work and leisure. And when you add in a choice of primary schools right on your doorstep and the magnificent Sefton Park just across the road, you couldn't be better placed.

## GOING OUT

Liverpool offers an unrivalled range of entertainment for a great night out. Film buffs can choose between the state of the art iMax at Liverpool One and the art house movies of FACT, while theatre goers will be spoiled for choice with the Empire, Everyman and Playhouse theatres to choose from, along with the major concerts and shows of the Echo Arena.

Liverpool also has a vibrant nightlife, with a huge range of restaurants and bars to choose from, with something for every taste and budget. Closer to home, you'll find a good selection of restaurants along Aigburth Road and Lark Lane.



## SOMETHING DIFFERENT

For a day out with a difference, take a drive around Knowsley Safari Park, just a short drive from the development. With 200Ha of animal enclosures, ranging from a pride of lions to the famously destructive baboons, it's a fun day out for all the family.

Alternatively, take a step back in time at 16th century Speke Hall and explore this magnificently preserved example of Tudor timber architecture.

## SHOPPING

Liverpool is nothing short of a shoppers' paradise, with a huge range of shops and stores. Visit the £1bn Liverpool One complex, with its flagship stores, and don't miss the high street styles of Church Street, the quirky independents of Bold Street or the designer labels of the Cavern Walks.

You'll also find a good selection of local shops close to the development, including a Tesco Metro store just a few minutes walk away.



## TRANSPORT

Aigburth Grange is just minutes from St Michael's Station on the Northern Line, with regular trains to Liverpool Central, for the shops and theatres, in just 6 minutes, and Moorfields, for the business district, in just 9 minutes. In the other direction, you can change at Liverpool South Parkway and be in Manchester in just over an hour.

The city centre is just three miles away to the west, with Liverpool John Lennon Airport just six miles to the east. If you're heading further afield, you can reach the M62 just over four miles away, connecting you to Manchester, the M6 and the extensive North West Motorway Network. Manchester is 34miles away and Chester is 31miles.



## SPORT & LEISURE

The city is famous for its sports, with a choice of Premier League football action, Aintree and Haydock racecourses and a Championship golf course. There's also an excellent selection of challenging golf courses circling the city.

For more relaxed leisure time, take a stroll along the Mersey at Otterspool Promenade, or enjoy all that Sefton Park has to offer, just across the road from the development, including the famous Palm House.

In the city you'll find a fascinating range of tourist attractions, such as the Albert Dock, the Mersey Ferries and numerous world class museums.

## SCHOOLS

Aigburth Grange has two primary schools right on its doorstep, with both St Michael in the Hamlet Primary and St Charles Roman Catholic Primary rated 'good' with 'outstanding behaviour' by Ofsted.

Older pupils have an even wider choice, including Belvedere Academy for girls and The Blue Coat School, which are both rated 'outstanding', plus St Hilda's CoFE High, St Margarets CoFE Academy for boys, Bellerive FCJ Catholic College for girls and Liverpool College, all of which are rated 'good'.



Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.



# Green space, Living space, Open space

## Benefits of buying new - annual household energy spend



A home by Elan Homes is built for living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase you'll be able to personalise the finish of the property.

Our new homes enjoy a host of energy efficient measures, which not only make them kind to the environment but also means they are potentially more economical to run than older properties.

In fact, research conducted by the NHBC and Zero Carbon Hub suggests that families living in a four-bedroom home built to 2013 standards are likely to spend £1,050 on energy bills - that's **£1,410 less** than those living in an upgraded Victorian property.

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# Specification

A carefully selected specification for Aigburth Grange by Elan Homes

## Kitchen

- Choice of modern quality fitted kitchen and worktop\*
- Soft close kitchen cupboards and drawers
- Built-in single electric oven
- Gas hob and canopy style cooker hood in stainless steel
- Integrated fridge freezer
- Stainless steel 1½ bowl sink with chrome tap
- Plumbing for washing machine
- Built in microwave
- Pelmet lights to kitchen

## Bathroom and En-suite

- Contemporary white bathroom suites with chrome taps
- Thermostatically controlled shower to en-suite† and over bath in bathroom
- Low profile shower tray to en-suite
- Choice of wall tiling to bathroom and en-suite\*
- En-suite to master bedroom†

## General

- White painted interior doors with chrome furniture
- Downstairs cloakroom
- Magnolia finish to all walls
- Smooth finish to all ceilings

## Electrical

- TV point to lounge
- TV point to master bedroom, bedroom 2 and study/allocated bedroom†
- Recessed spotlights to kitchen, bathroom and en-suite†
- Telephone point to lounge/hall† and study
- Shaver socket to en-suite†
- External lighting to front and rear

## Energy Saving Features

- PVCu high performance windows with adjustable ventilators to windows
- High efficiency gas central heating (Natural Gas)

## Safety and Security

- High security French doors with lockable handles to windows†
- Interconnected smoke detectors†
- 24 hour customer care (2 years)
- Peace of mind with 10 year NHBC Warranty

†Where design allows  
\*Subject to build stage



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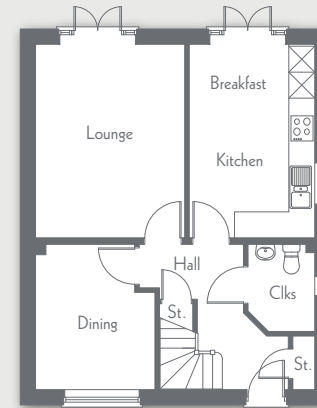
Homes you'll love inside out

# Aigburth Grange, Liverpool



# Sheldon

4 bedroom detached home with detached single garage  
(depending on plot)



## GROUND FLOOR

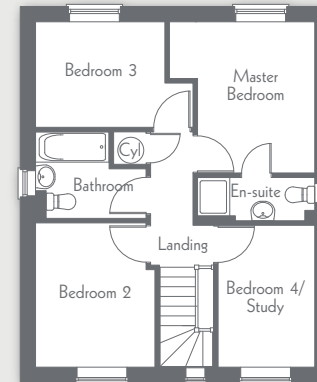
	Metres	Feet/inches
Lounge	4.47m x 3.45m	14'8" x 11'4"
Kitchen/Breakfast	4.47m x 2.90m	14'8" x 9'6"
Dining	3.36m* x 2.76m*	11'0" x 9'1"*
Cloakroom	2.02m* x 1.54m*	6'7" x 5'1"*

## FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.49m* x 3.36m*	11'6" x 11'0"*
En-suite	2.71m* x 1.00m*	8'11" x 3'3"*
Bedroom 2	3.34m* x 2.76m*	10'11" x 9'1"*
Bedroom 3	2.99m x 2.44m*	9'10" x 8'0"*
Bedroom 4/Study	3.28m x 2.23m	10'9" x 7'4"
Bathroom	2.56m* x 2.00m*	8'5" x 6'7"*

Total area 1125 sq ft

\*Indicates maximum dimension.



This elegant four bedroom home offers well planned accommodation throughout.

The ground floor consists of a kitchen/breakfast room with French doors opening out into the garden, a separate dining room to the front of the house, a lounge also with French doors and a cloakroom. Upstairs the master bedroom boasts an en-suite shower room, whilst the remaining three bedrooms share the family bathroom.

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans.

Please note plots 2, 13, 14 & 18 are handed. Plots 11, 12, 17 & 18 have no garage.



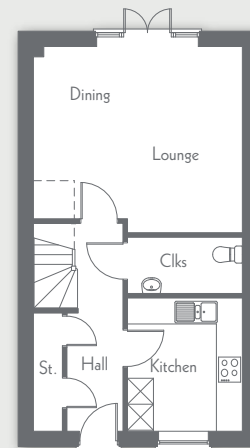
# Glossop

## 3 bedroom semi-detached home



This attractive three bedroom home offers stylish living.

On the ground floor is a lounge/dining area with French doors opening out into the garden, the kitchen and a handy downstairs cloakroom. The first floor consists of two good sized bedrooms, a flexible third bedroom which could double as a study plus the family bathroom.



### GROUND FLOOR

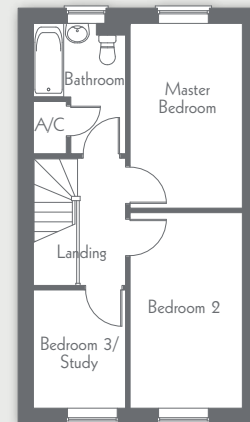
	Metres	Feet/inches
Lounge/Dining	4.83m* x 4.27m*	15'10"* x 14'0"*
Kitchen	3.08m x 2.68m	10'1" x 8'10"
Cloakroom	2.68m x 1.29m	8'10" x 4'3"

### FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.27m x 2.62m	14'0" x 8'7"
Bedroom 2	4.52m x 2.62m	14'10" x 8'7"
Bedroom 3/Study	2.73m x 2.11m	9'0" x 6'11"
Bathroom	3.09m* x 2.11m*	10'2"* x 6'11"*

Total area 940 sq ft.

\*Indicates maximum dimension.



Customers please note that the illustration shown is a typical elevation and not necessarily specific i.e. rendered. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. Please note plots 4, 6, 10, 20, 27, 34, 36 & 38 are handed.

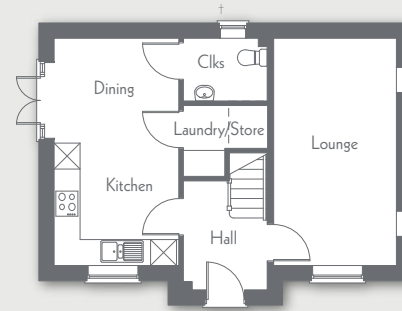
# Fairford

## 3 bedroom detached/semi-detached home



This imposing three bedroom home makes the most of every centimetre of space.

The ground floor boasts a large lounge, an open plan kitchen/dining room with French doors opening out to the garden, a handy laundry room and cloakroom. On the top floor the master bedroom features an en-suite, bedrooms 2 & 3 and the family bathroom complete the home.



### GROUND FLOOR

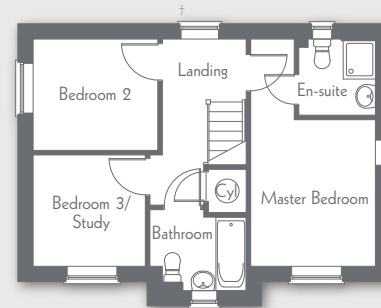
	Metres	Feet/inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen/Dining	5.25m x 2.84m	17'3" x 9'4"
Cloakroom	1.94m* x 1.45m*	6'4"* x 4'9"*

### FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.39m x 2.88m	11'1" x 9'5"
En-suite	1.77m* x 1.76m*	5'10"* x 5'9"*
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3/Study	2.59m x 2.57m	8'6" x 8'5"
Bathroom	2.23m* x 1.70m*	7'4"* x 5'7"*

Total area 933 sq ft.

\*Indicates maximum dimension.



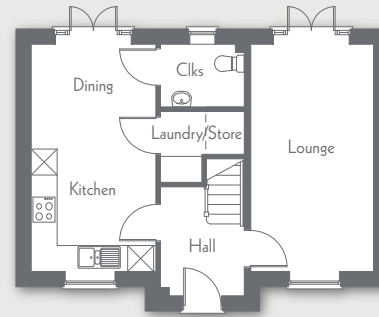
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans.

Please note plot 23 is handed. \*No windows to cloakroom and landing for plots 23 & 29.

# Aviemore

## 3 bedroom detached home



### GROUND FLOOR

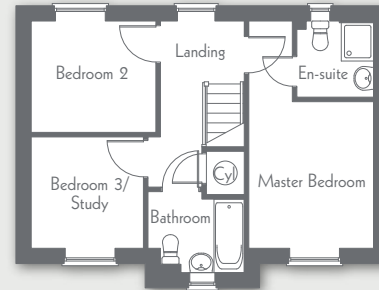
	Metres	Feet/inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen/Dining	5.25m x 2.84m	17'3" x 9'4"
Cloakroom	1.94m* x 1.45m*	6'4"* x 4'9"*

### FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.39m x 2.88m	11'1" x 9'5"
En-suite	1.77m* x 1.76m*	5'10"* x 5'9"*
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3/Study	2.59m x 2.57m	8'6" x 8'5"
Bathroom	2.23m* x 1.70m*	7'4"* x 5'7"*

Total area 933 sq ft.

\*Indicates maximum dimension.



This impressive three bedroom home boasts an attractive dual aspect design.

The ground floor features a spacious lounge, an open plan kitchen/dining room with French doors plus a cloakroom. Upstairs are three bedrooms, with the master bedroom benefiting from an en-suite shower room and the family bathroom.

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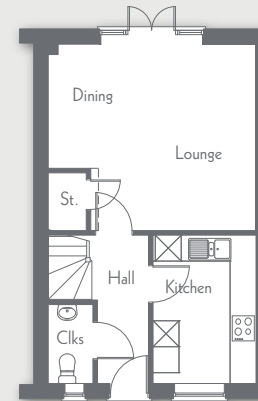
# Hayfield

## 2 bedroom semi-detached/mews home



This stylish two bedroom home makes the perfect home for first time buyers or downsizers.

The ground floor consists of a lounge/dining area with French doors, a separate kitchen and the downstairs cloakroom. Completing the home upstairs are two good sized bedrooms and a bathroom.



### GROUND FLOOR

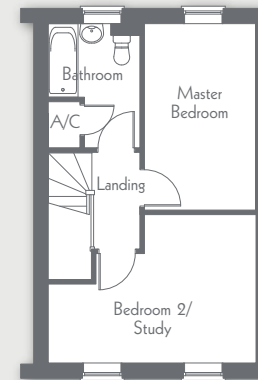
	Metres	Feet/inches
Lounge/Dining	4.82m* x 4.31m*	15'10"* x 14'2"*
Kitchen	3.43m x 2.38m	11'3" x 7'10"
Cloakroom	1.83m x 1.04m	6'0" x 3'5"

### FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.31m x 2.58m	14'2" x 8'6"
Bedroom 2/Study	4.82m* x 3.43m*	15'10"* x 11'3"*
Bathroom	2.87m* x 2.13m*	9'5"* x 7'0"*

Total area 818 sq ft.

\*Indicates maximum dimension.



Customers please note that the illustration shown is a typical elevation and not necessarily specific i.e. rendered. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. Please note plots 21, 26, 31 & 39 are handed.



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# Homes you'll love inside out

A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Offering light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each intimate Elan Homes development is lovingly designed to stand the test of time, so that as it matures and blossoms, it becomes the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.



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# Our promise to you

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Charter sets out our commitment to you so you can have complete confidence in purchasing an Elan home.

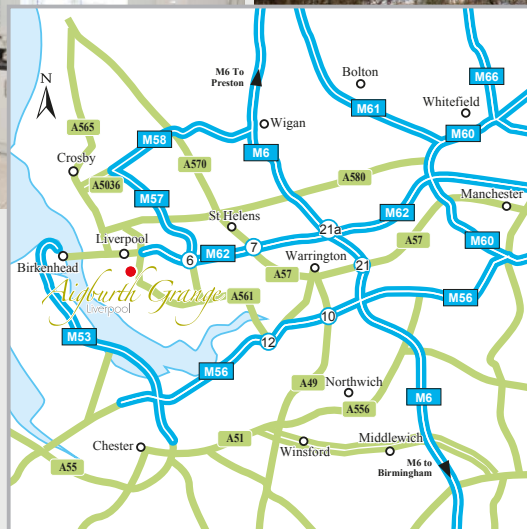
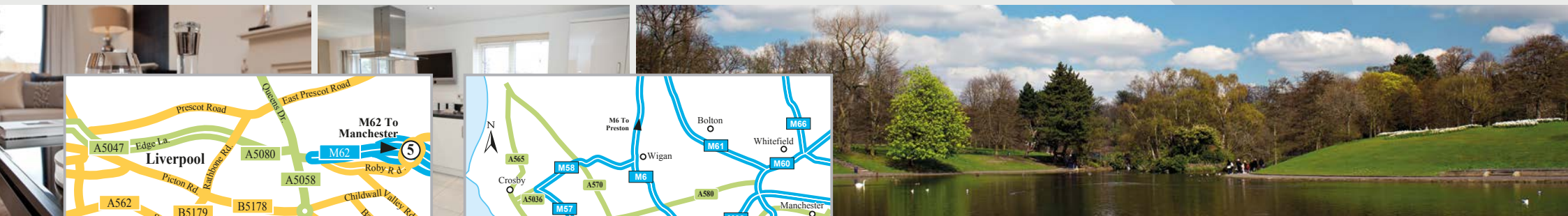


1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service charges.
2. **We will tell** you how your deposit is protected and how we deal with any other pre-payments you make.
3. **We will assist** you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. **We will advise** you about the necessary health and safety precautions when visiting our developments.
5. **We will give** you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. **We will provide** you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. **We will ensure** you are aware of the benefits of your initial Developers warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. **We will provide** you with customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. **We will listen** to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. **We will provide** you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.



# Aigburth Grange

Liverpool



Aigburth Grange  
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HOMES

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