

Recent Seddon developments



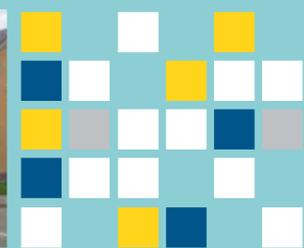
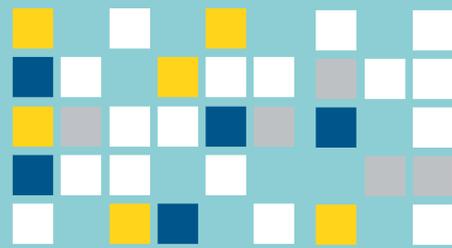
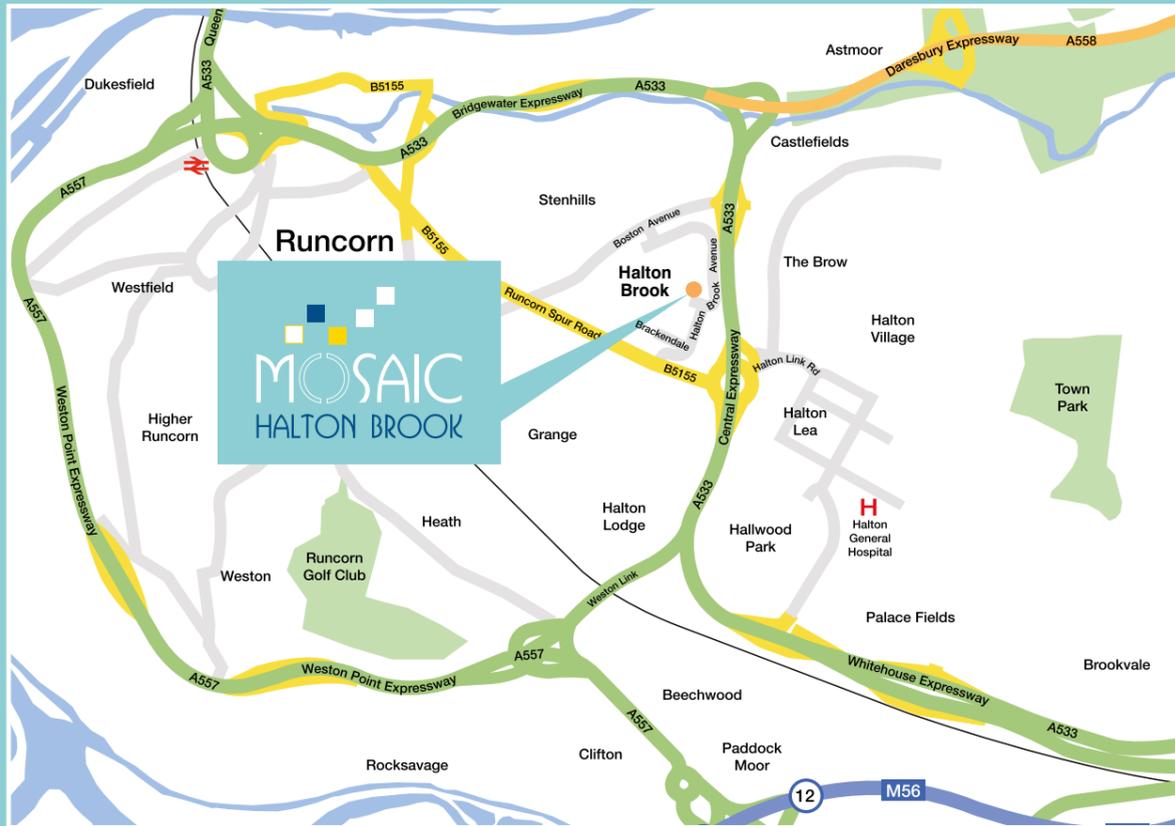
Mosaic 6, Halton Brook



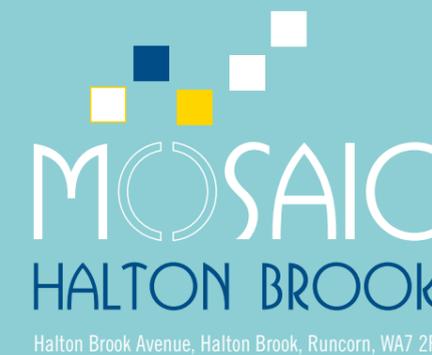
Eanleywood Farm, Runcorn



Overton Green, Frodsham



Contemporary 2, 3 & 4 bedroom Homes in Runcorn



Show Home and Marketing Suite Open Thursday to Monday 10am to 5pm 0845 456 0024 mosaic@seddonhomes.co.uk Halton Brook Avenue, Halton Brook, Runcorn, WA7 2RA

Designed and produced by Stratford Marketing of Lichfield 01543 263942



Arrangement of homes

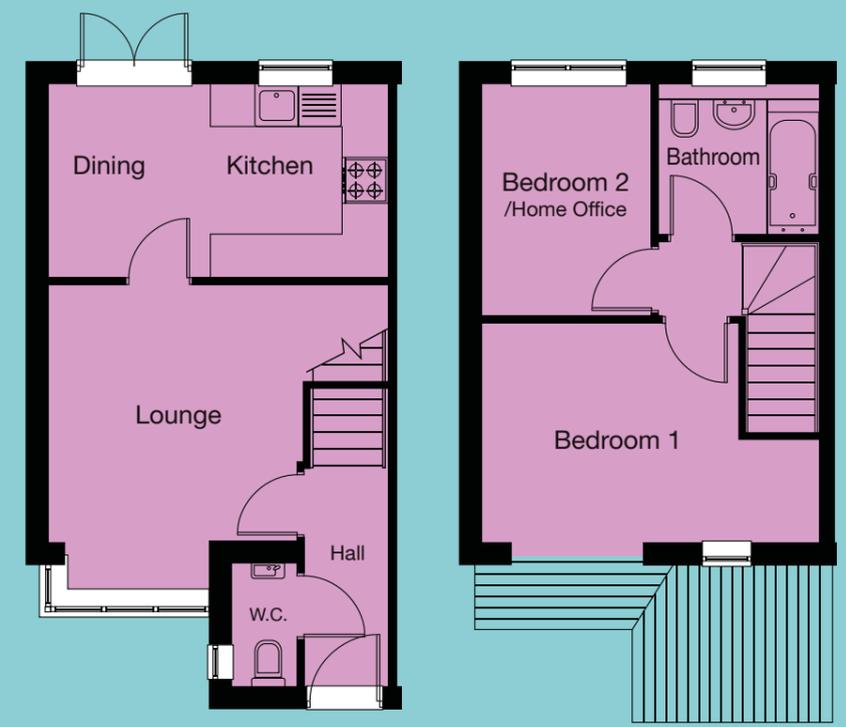
-  Delamere
-  Delamere 1
-  Audlem
-  Marton
-  Marton 1
-  Aston
-  Marbury
-  Elton

Artist's impression drawn from developer's plans and landscaping layouts. This is a two dimensional drawing and will not show land contours and gradients. For full details please refer to our sales advisor.



Delamere - Two bedroom semi-detached home with parking space (except P66 which has single garage)

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our sales advisor to show you the architects plans.



Ground Floor

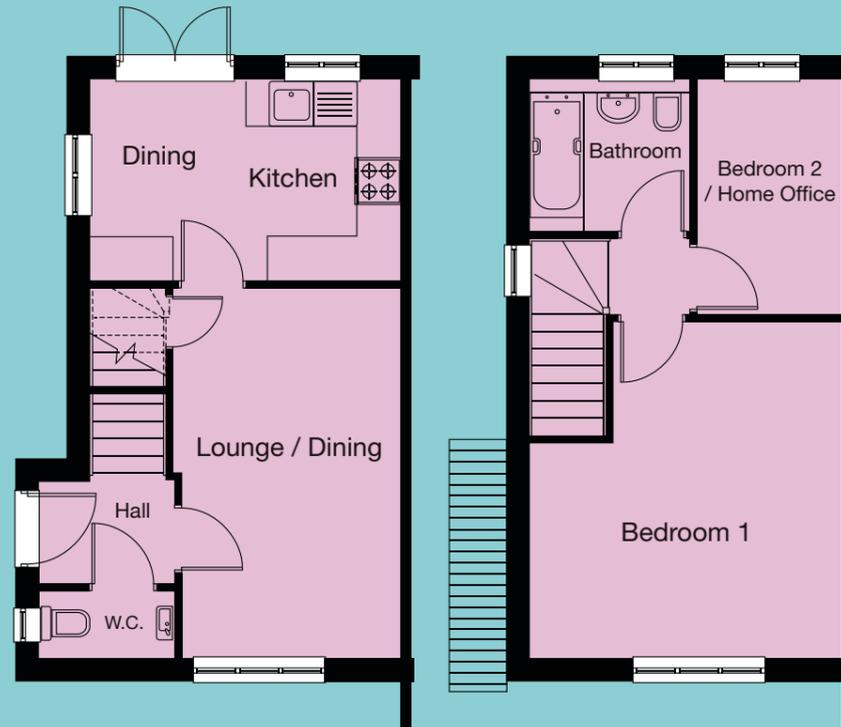
- Lounge
- Kitchen/Dining
- WC
- Bedroom 1
- Bedroom 2/Home Office
- Bathroom

First Floor

- 4581 x 4185 max
- 4581 x 2700
- 1700 x 0902
- 4570 x 3035 max
- 3200 x 2281
- 2202 x 2083



Delamere 1 - Two bedroom semi-detached home with parking space



Ground Floor First Floor

Lounge	4998 x 2971
Kitchen/Dining	4174 x 2700
WC	1777 x 0911
Bedroom 1	4497 x 4178
Bedroom 2/Home Office	3203 x 1941
Bathroom	2134 x 2083

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our sales advisor to show you the architects plans.



Audlem - Two bedroom semi-detached bungalow with parking space



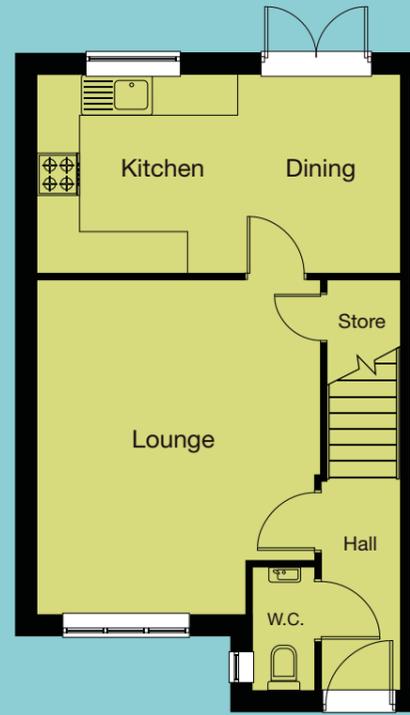
Ground Floor

Lounge	4857 x 3343
Kitchen/Dining	3631 x 2886
Bedroom 1	4144 x 3121
Bedroom 2	3304 x 2893
Bathroom	2200 x 2089

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our sales advisor to show you the architects plans.

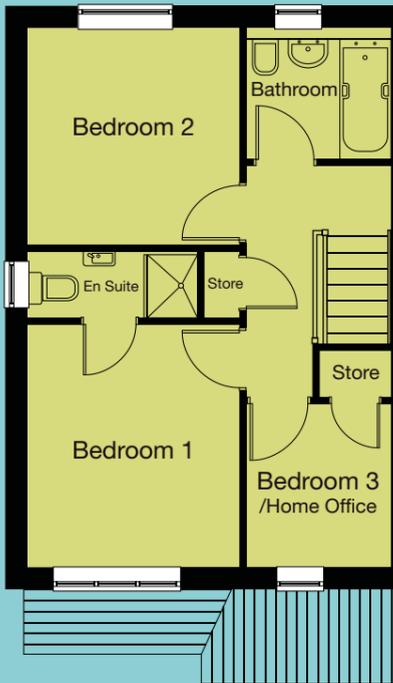


Marton - Three bedroom semi-detached home with parking space



Ground Floor

- Lounge
- Kitchen/Dining
- WC
- Bedroom 1
- Ensuite
- Bedroom 2
- Bedroom 3/Home Office
- Bathroom



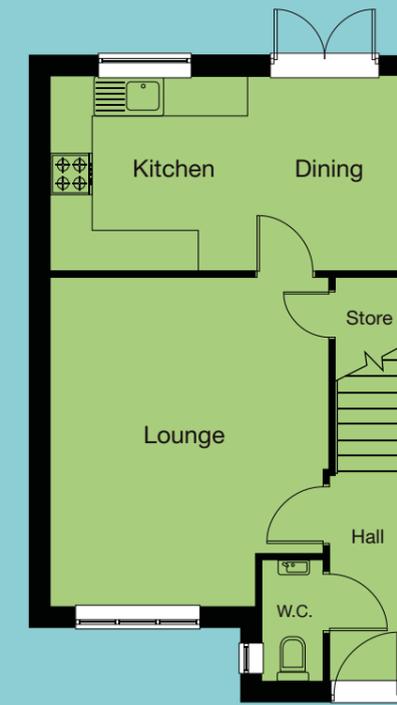
First Floor

- 4798 x 4016 max
- 5143 x 2886
- 1788 x 0901
- 3494 x 2987
- 2388 x 0950
- 3154 x 2987
- 2329 x 2056
- 2056 x 1943

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our sales advisor to show you the architects plans.

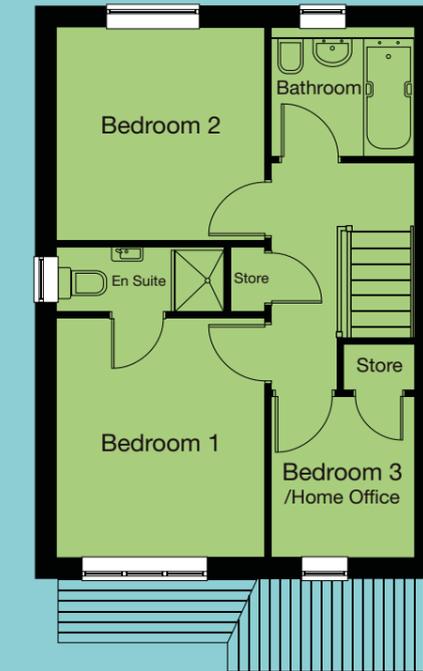


Marton 1 - Three bedroom detached home with parking space



Ground Floor

- Lounge
- Kitchen/Dining
- WC
- Bedroom 1
- Ensuite
- Bedroom 2
- Bedroom 3/Home Office
- Bathroom



First Floor

- 4785 x 4085
- 5211 x 2886
- 788 x 0900
- 494 x 2987
- 2387 x 0950
- 3154 x 2987
- 2329 x 2124
- 2124 x 1943

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our sales advisor to show you the architects plans.



Aston - Three bedroom detached home with single garage



Ground Floor

First Floor

Lounge/Dining	6453 x 3899 max
Kitchen	3007 x 2290
WC	1594 x 1252
Bedroom 1	3500 x 3190
Ensuite	2476 x 1000
Bedroom 2	3500 x 2735
Bedroom 3	2849 x 2334
Bathroom	2850 x 1925

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our sales advisor to show you the architects plans.



Marbury - Four bedroom detached home with single garage (except P99)



Ground Floor

First Floor

Lounge	4249 x 3587
Kitchen/Dining	6110 x 3310 max
WC	1497 x 1274
Utility	1274 x 0800
Bedroom 1	3137 x 2960
Ensuite	2923 x 0951
Bedroom 2	3042 x 2612
Bedroom 3	2968 x 2198
Bedroom 4	2720 x 2000
Bathroom	2150 x 1948

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our sales advisor to show you the architects plans.



Elton - Four bedroom detached home with single garage



Ground Floor

First Floor

Lounge	4483 x 3174 max
Kitchen/Dining	5824 x 3052
WC	2074 x 0911
Utility	2326 x 1962
Bedroom 1	3361 x 3026
Ensuite	2487 x 1000
Bedroom 2	3121 x 2836
Bedroom 3	3791 x 2836
Bedroom 4	4149 x 2451

Finishing Touches

Construction All the homes at Mosaic 5 will be traditionally built using brick and block construction with a concrete tile roof. Foundations are vibro piled with beam and block suspended concrete floor. First floors will receive tongue & groove moisture resistant boarding.

Comfort and security Gas fired thermostatically controlled central heating. Roof insulation comprising 300mm glass fibre. Insulated walls. Locking UPVC windows. Multi point lock to front and rear doors. Smoke detectors.

Kitchens Will be contemporary incorporating a stylish range of floor and wall cabinets from a selection of colours (subject to build stage). 1.5 bowl sink and tap. Integrated within the kitchen will be a Zanussi stainless steel fan oven with 4 burner gas hob and chimney hood. Integrated fridge freezer. Washer/drier space. Dishwasher optional upgrade as customer extra. Stylish European wall tiling. Karndean flooring.

Finishing Touches Contemporary skirting board and architrave. Flush panel Oak effect internal doors with chrome lever furniture. White plastic sockets and switch plates. Fused electrical spur to receive buyers own fire.

Paintwork Front and rear external doors finished in accordance with architect's specification. White gloss to all internal timbers including stair handrail and spindles. Plastered walls will receive matt emulsion colour white. Ceilings white matt emulsion.

Bathrooms, En suite, & Cloakrooms Stylish white sanitary ware from Ideal Standard. Glazed shower cubicles with resin stone trays and mains showers where applicable. Mixers to all baths. Chromium taps. Half height wall tiling to bath area with splash back elsewhere except shower cubicle which will be full height. Splash back tiling to cloaks.

Electrical TV point and BT socket to lounge and master bedroom. Switch and wiring for porch light.

Razor points to bathroom and en suite. Loft light point and switch. Door bell push and chimes.

External Turfed front and seeded rear garden. Tarmac driveway. Post and panel fencing to side boundaries. Garden tap. Estate landscaping in accordance with architects approved layout. PVCu white fascias and soffits. Black rainwater goods.

Warranty All homes carry the NHBC 10-year "Build Mark" warranty.

Tenure All properties are sold on a Freehold basis.

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursue a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserve the right to alter the specification without as necessary and without prior notice. This does not form any part of a contract or sale.

