

viaduct

housing partnership



Former Battersby Hat Works, Hempshaw Lane

Market Sale
Specification Sheet

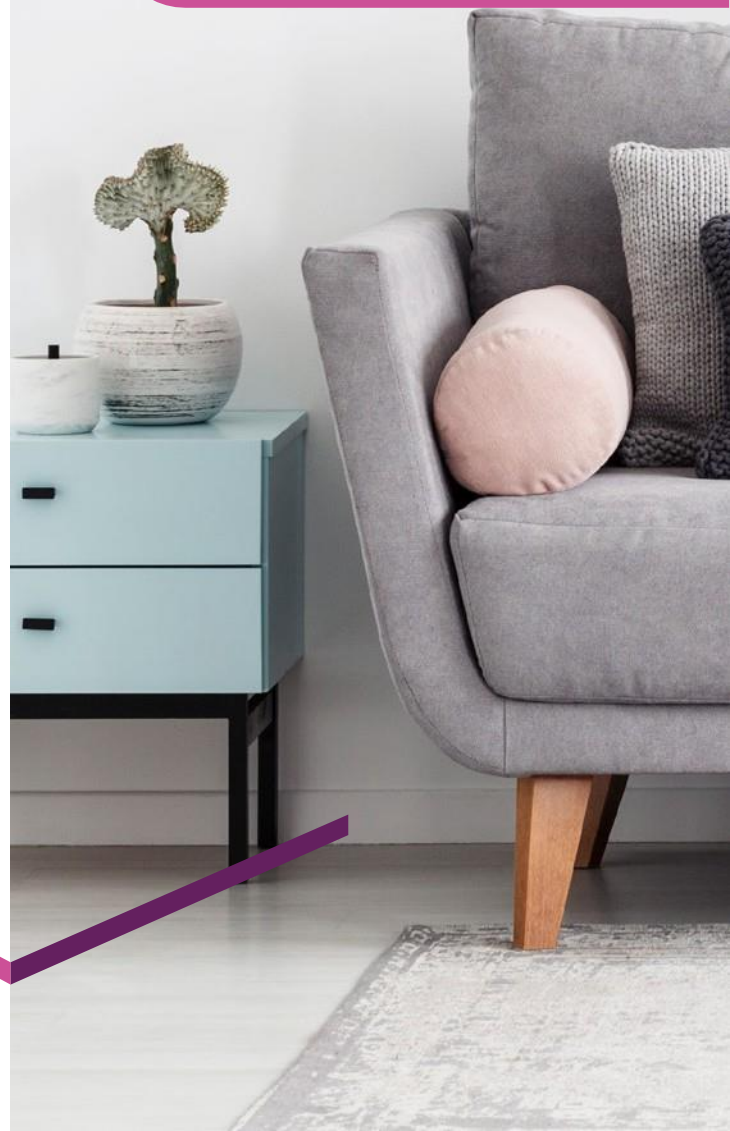
Viaduct Partnerships Ltd is wholly owned by Stockport Homes and part of **SHG**.

Registered in England and Wales No: 10330045
Registered Office: **Stockport Homes Group**,
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Mill 3



Front side and rear paths

- 450 x 450 x 50mm pressed concrete slabs

Rear patio Area

- N/A

Front garden

- Turfed and landscaped as per site plan (If applicable)

Rear Garden

- 450mm subsoil and 150mm topsoil ready to receive turf finish from purchaser

Fencing

- 1.8 dividing boarded fencing with concrete post and gravel board

Shed

- N/A

External Windows

- Double glazed, timber lockable windows
- External and internal colours-Indian White

Front Door

- Hardwood Solid front door in Black with gold ironmongery

Garage Door

- N/A

External Wall

- See specific site plan

Outside Tap

- N/A

Front and rear Lighting

- Front elevation- Wall mounted up light/downlight flood fitting
- Rear elevation - Wall mounted bulkhead fitting

Internal Doors

- 5 panel, wood grain effect door in white with satin stainless steel lever handle

Loft hatch

- n/a

Internal Decoration

- All walls to receive 1 mist coat and 2 coats of white emulsion

Woodwork

- White Gloss Finish

Electrical

- White sockets throughout house
- No TV aerials (TV through internet only)
- BT Fibre equipment installed
- Virgin media equipment installed with outlet to living room and master bedroom

Smoke Detectors

- As per M&E Design

Alarm System

- Fused spur installed to allow for future installation by purchaser

Heating System

- Electric boiler as required/Gledhill stainless water cylinder
- Electric CNS Trend UK Heater Panels (sizes and style may vary)
- White heated towel rail to bathroom and ensuite

Kitchen Specification

- Magnet Luna handle less doors and Magnet worktops with matching upstand- see schedule for plot colours
- Sink - Franke Ascona 1.5B (Inset) + Waste
- Tap - Coniston (Chrome)
- Soft closers on all draws and cupboards
- Stainless steel splash back
- Double undercounter electric Zanussi oven
- Integrated 60cm electric AEG induction hob (Plot 142 80cm Zanussi hob)
- 60cm Zanussi Chimney hood (Plot 142 90cm AEG chimney hood)
- Integrated 70/30 Zanussi Low frost Fridge freezer
- Integrated 60cm Zanussi dishwasher
- Space for Washing machine
- Ceiling downlights - pendant lamp holder to dining area if applicable
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Bathroom/En-Suite/WC Specification

- Sanitaryware - Twyford's Range in white
- Over bath shower - Deva thermostatic bath shower mixer
- En-suite - Deva Bar shower
- Porcelanosa Wall tiling Bathroom and En-suite - all walls tiled to fully tiled - see schedule for plot colours
- Porcelanosa Floor Tiling bath and En-Suite - floor fully tiled - see schedule for plot colours
- WC Tiling - tiled splash back to basin
- WC Flooring-Vinyl Polyfloor Colonia (colour-silver concrete tile)
- Ceiling downlights to bathroom and En-suites
- Pendant lamp holder to WC
- Extractor Fans to comply with building regulations and SAP/Energy Requirements