

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**,
Cornerstone, 2 Edward Street, Stockport SK1 3NQ .

VAT No: 254 3808 01



Mill 1 and 2 (Houses)



External Specifications

Front and rear paths

- 450 x 450 x 50mm pressed concrete slabs (If applicable, see site plan)

Front garden

- Landscaped (If applicable, see site plan)

Rear Garden

- Not all houses have rear gardens, please speak to a sales Advisor to check individual plots.
- Where there is a rear garden, 450mm subsoil and 150mm topsoil will be placed, ready to receive turf from the buyer.

Fencing

- 1.8 dividing boarded fencing with concrete post and gravel board

External Windows

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

Front Door

- Hardwood Solid front door in Black with gold ironmongery

External Wall

- See specific site plan

Front and rear Lighting

- Front elevation- Conservation lantern
- Rear elevation - Up and down stainless steel light

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

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

Kitchen Specification

- Magnet Luna handle less doors (White Matt colour) and Magnet worktops with matching upstand (Alpine Graphite)
- Sink - Franke Ascona 1.5B (Inset) + Waste
- Tap - Coniston (Chrome)
- Soft closers on all draws and cupboards
- Glass splash back
- Double undercounter electric Zanussi oven
- Integrated 60cm electric AEG induction hob
- 60cm Zanussi Chimney hood
- Integrated 70/30 Zanussi Low frost Fridge freezer
- Space for washing machine
- Provision for integrated dishwasher only
- Ceiling downlights - pendant lamp holder to dining area if applicable

Bathroom/WC Specification

- Sanitaryware - Twyford's Range in white
- Over bath shower - Deva thermostatic bath shower mixer
- Porcelanosa wall tiling bathroom - walls partially tiled - see schedule for plot colours
- Porcelanosa floor tiling bathroom - 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
- Pendant lamp holder to WC
- Extractor Fans to comply with building regulations and SAP/Energy Requirements

Specification is subject to change, any changes will be brought to your attention in writing.