



WOODFORD GRANGE

WINSFORD
CW7 4EH



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WOODFORD GRANGE

WOODFORD GRANGE LIES WITHIN A SEMI-RURAL LOCATION ON THE EDGE OF WINSFORD, WITH OPEN COUNTRYSIDE BEYOND. WITH A MIXTURE OF CHARACTERFUL 2, 3 AND 4 BEDROOM HOMES, THIS SITE OFFERS A TRULY DESIRABLE PLACE TO CALL HOME.



LOCATION INFORMATION

In a beautiful semi-rural location on the edge of Winsford, the Woodford Grange development has open countryside on its doorstep yet still allows good access to a number of other small towns such as Nantwich, Middlewich, Crewe and Chester. The area benefits from a range of local shops and local parks all available within close proximity, plus seven 'Good' rated schools within 2 miles.

Woodford Grange is also conveniently situated for transport links, being within easy reach of the A54 and is 8 miles from the nearest M6 junction. Plus the Winsford local train station is just 3 miles away with direct services to Birmingham and Liverpool.

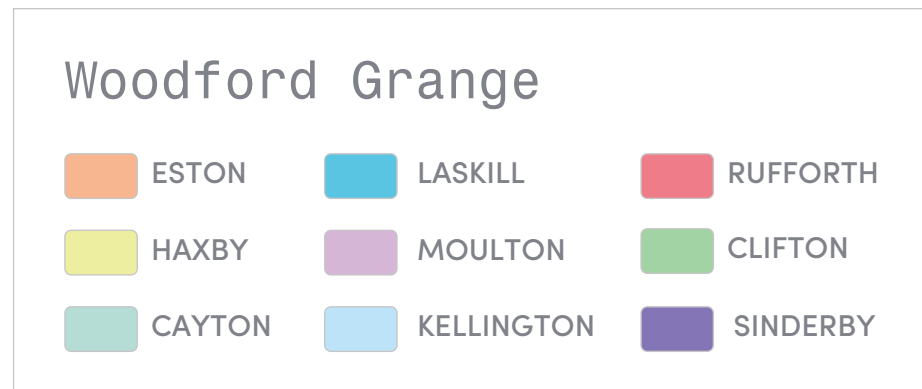
To visit Woodford Grange, please use postcode CW7 4EH in your satnav.



WOODFORD GRANGE LOCATION MAP



WOODFORD GRANGE SITE MAP



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Images for demonstrational purposes only. Spec and decor may differ.

ESTON

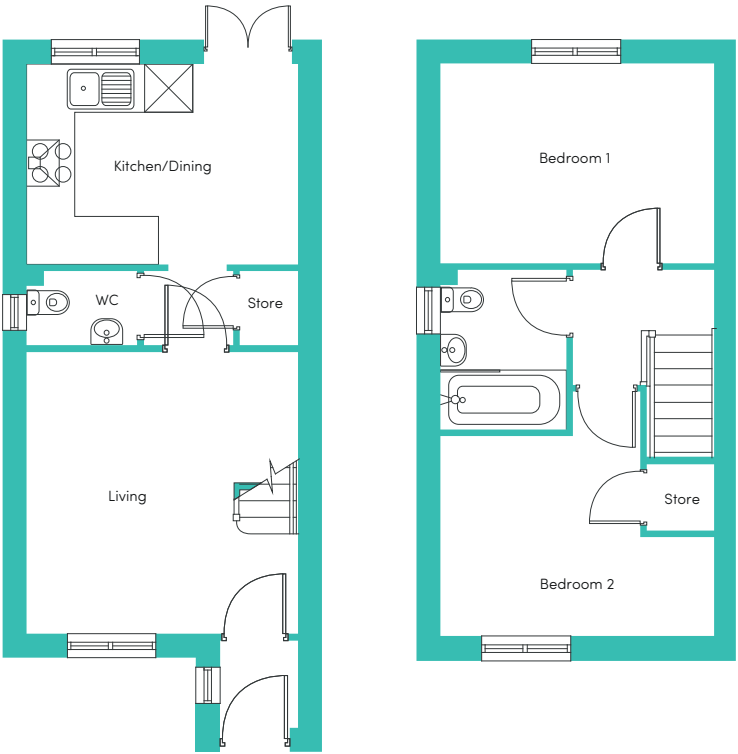
2 BEDROOM HOUSE

The Eston is a beautiful home built with you in mind. Upon opening your front door, you arrive into the modern, very spacious living room – the perfect space for family time. To the back of the house, you will find the kitchen/diner, which is finished with French windows opening out onto your private garden. The ground floor also benefits from having a WC and storage cupboard.

Upstairs you will find two light double rooms. The second bedroom includes a built in storage cupboard. There is also a family bathroom equipped with a bath and shower.

THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Oven and hob
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



ESTON 2 BEDROOM HOUSE

GROUND FLOOR

Kitchen/Dining
3.76 x 2.77m (12'4" x 9'1")
Living
2.78 x 3.93m (9'2" x 12'11")†

FIRST FLOOR

Bedroom 1
3.76 x 2.75m (12'4" x 9'0")
Bedroom 2
3.76 x 2.75m (12'4" x 9'0")†
Bathroom
1.74 x 2.19m (5'9" x 7'2")

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HAXBY

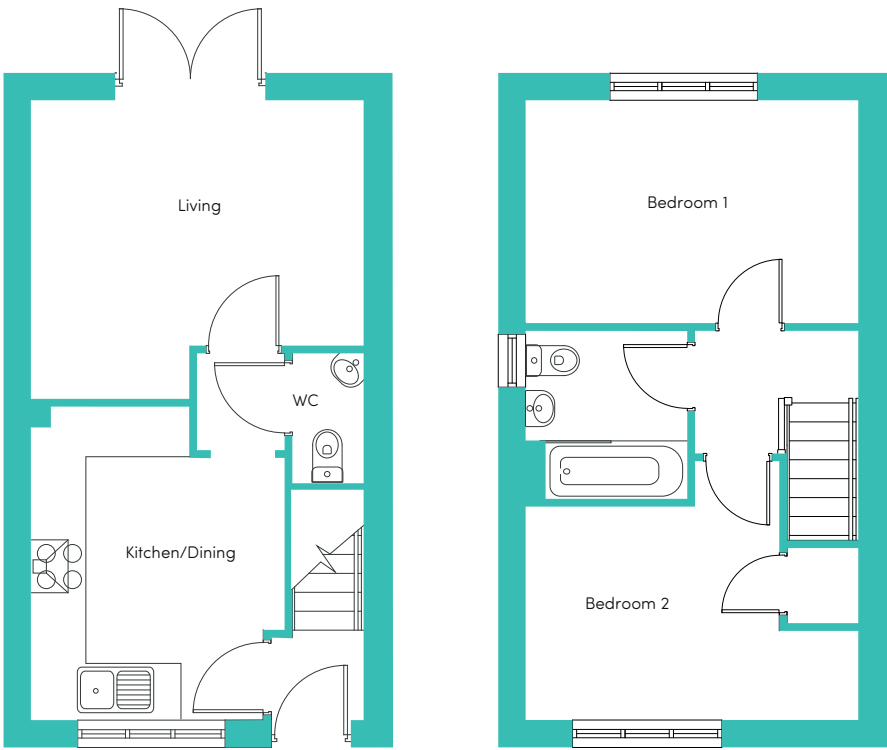
2 BEDROOM HOME

Upon entering the Haxby, you are welcomed by an open-plan kitchen/dining area, fully equipped with modern appliances and lovely white kitchen units. Just past the downstairs WC you will enter the spacious living room with double French windows, which lead into your private garden.

Venture upstairs and you will find two large double bedrooms. The second bedroom includes a handy built in storage cupboard. There is also a family bathroom equipped with a bath and shower.

THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Oven and hob
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



HAXBY 2 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
3.08 x 3.72m (10'1" x 12'3")†
Living
4.04 x 3.69m (13'3" x 12'2")†

FIRST FLOOR

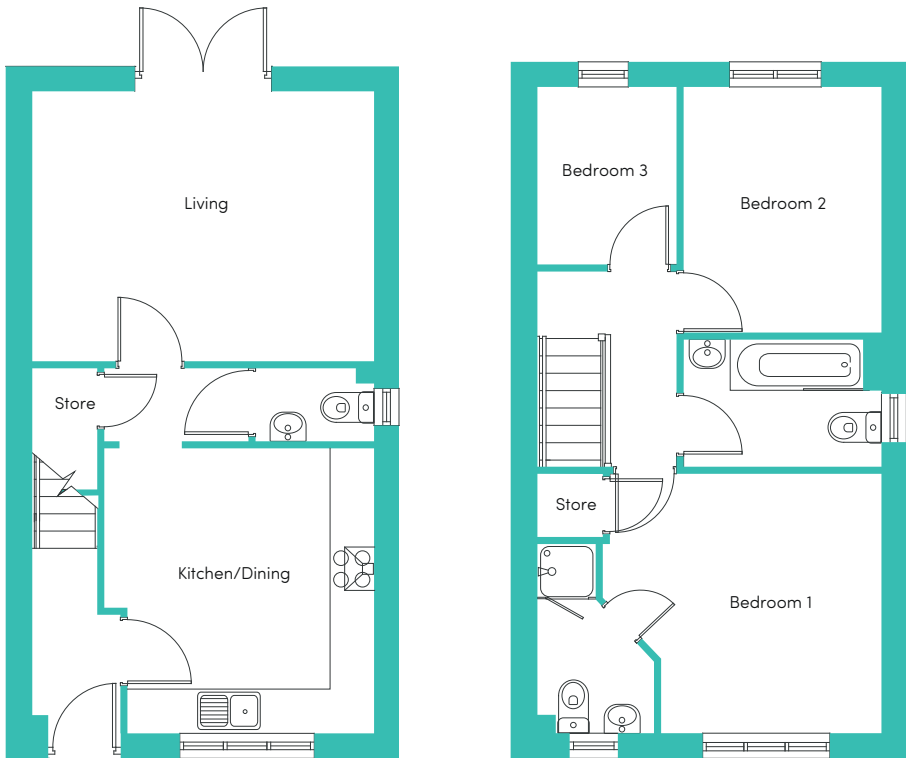
Bedroom 1
4.04 x 2.71m (13'3" x 8'11")
Bedroom 2
4.04 x 2.60m (13'3" x 8'6")†
Bathroom
1.98 x 2.04m (6'6" x 6'9")†

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LASKILL

3 BEDROOM HOME

The sought-after Laskill is perfect for growing families. The open-plan, fully fitted kitchen/dining area is situated just off the downstairs hallway at the front of the house. Downstairs, you will also find a large living area which benefits from plenty of natural light coming from the French windows, leading to your private back garden. Also located on the ground floor is a WC.

Upstairs you will find the main double bedroom which includes a built in storage cupboard and an en-suite bathroom. There is a second, spacious double bedroom and a third single bedroom and family bathroom.

THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Oven and hob
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms

LASKILL 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
3.59 x 3.74 (11'9" x 12'3")
Living
4.54 x 3.64m (14'11" x 11'11")

FIRST FLOOR

Bedroom 1
3.59 x 3.43m (11'9" x 11'3")†
En-suite
1.53 x 2.51m (5'0" x 8'3")†
Bedroom 2
2.62 x 3.25m (8'7" x 10'8")
Bedroom 3
1.85 x 2.36m (6'1" x 7'9")
Bathroom
2.62 x 1.69m (8'7" x 5'7")†

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MOULTON

3 BEDROOM HOME

Make the Moulton your home! This property aesthetically stands out from the crowd with its striking corner shape. Upon entering through the front door you will find yourself in the hallway, which leads into the living room and kitchen/diner on either side. The spacious living room benefits from double French windows leading into your very own private garden. The fully fitted kitchen/dining area has ample space for modern family life and entertaining.

The upstairs comprises of two double bedrooms, a single bedroom and a family bathroom equipped with a bath and shower. The main bedroom includes beautiful French windows opening onto a Juliet balcony and the second double bedroom includes a built in storage cupboard.

- THE PROPERTY INCLUDES:
- Car Parking Space
 - Security Alarm
 - Dishwasher
 - Fridge-freezer
 - Washing/drying machine
 - Oven and hob
 - Modern kitchen worktops and units
 - Carpets up the stairs and in the bedrooms
 - Private back garden
 - Blinds in the bedrooms

MOULTON 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
2.69 x 5.00m (8'10" x 16'5")†

Living
3.26 x 4.89m (10'8" x 16'1")

FIRST FLOOR

Bedroom 1
3.71 x 2.37m (12'2" x 7'10")†

Bedroom 2
4.25 x 2.80m (14'0" x 9'3")†

Bedroom 3
2.31 x 2.02m (7'7" x 6'8")

Bathroom
1.74 x 2.57m (5'9" x 8'5")†

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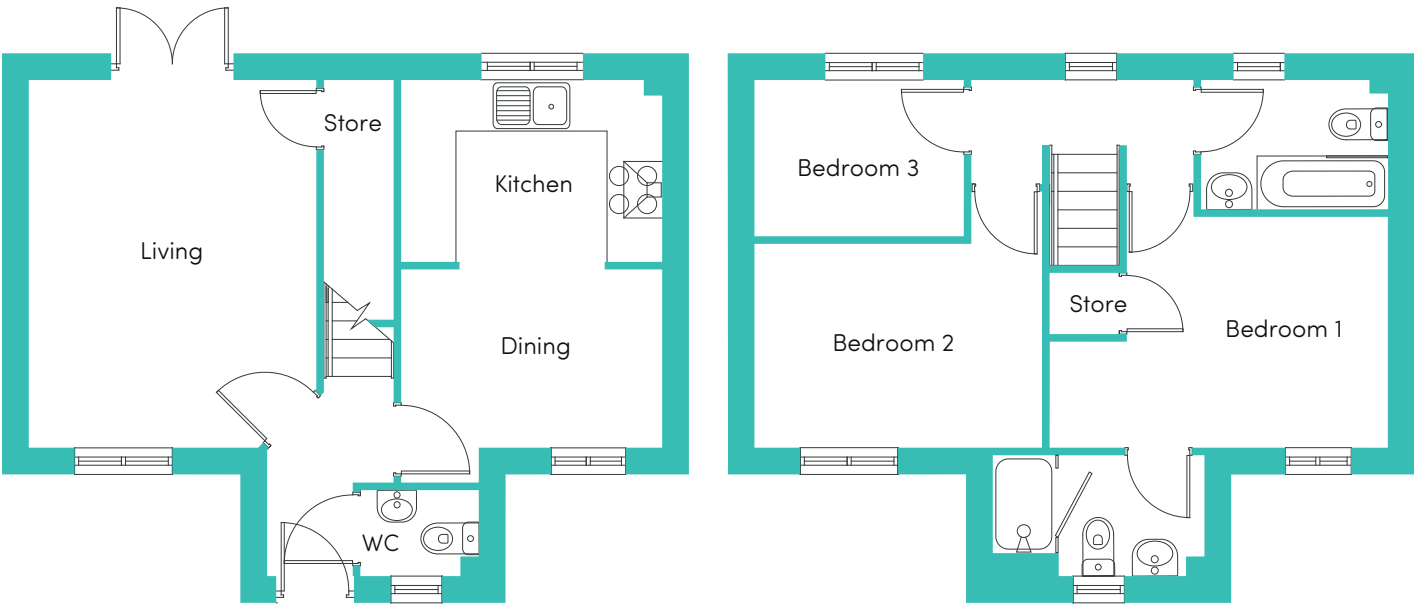
RUFFORTH 3 BEDROOM HOUSE

The Rufforth is a beautiful family home. Entering through the front door you will find yourself in the ground floor hallway with a handy WC to one side. Continue through to the large open-plan kitchen/dining area, complete with modern appliances and a contemporary finish. To the other side of the hall, you will find an inviting living area, including double French windows leading into your own private garden.

Upstairs offers three bedrooms and a family bathroom. The main double bedroom has an en-suite bathroom, complete with shower and includes a built in storage cupboard. The second bedroom is a double room and the third a generous single bedroom.

- THE PROPERTY INCLUDES:
- Car Parking Space
 - Security Alarm
 - Dishwasher
 - Fridge-freezer
 - Washing/drying machine
 - Oven and hob

- Modern kitchen worktops and units
 - Carpets up the stairs and in the bedrooms
 - Private back garden
 - Blinds in the bedrooms



RUFFORTH 3 BEDROOM HOUSE

GROUND FLOOR

Kitchen/Dining
3.24 x 4.55m (10'8" x 14'11")
Living
3.56 x 4.55m (11'8" x 14'11")†

FIRST FLOOR

Bedroom 1
4.19 x 2.87m (13'9" x 9'5")†

En-suite
2.64 x 1.52m (8'8" x 5'0")†

Bedroom 2
3.56 x 2.54m (11'8" x 8'4")†

Bedroom 3
2.60 x 1.95m (8'7" x 6'5")

Bathroom
2.33 x 1.62m (7'8" x 5'4")

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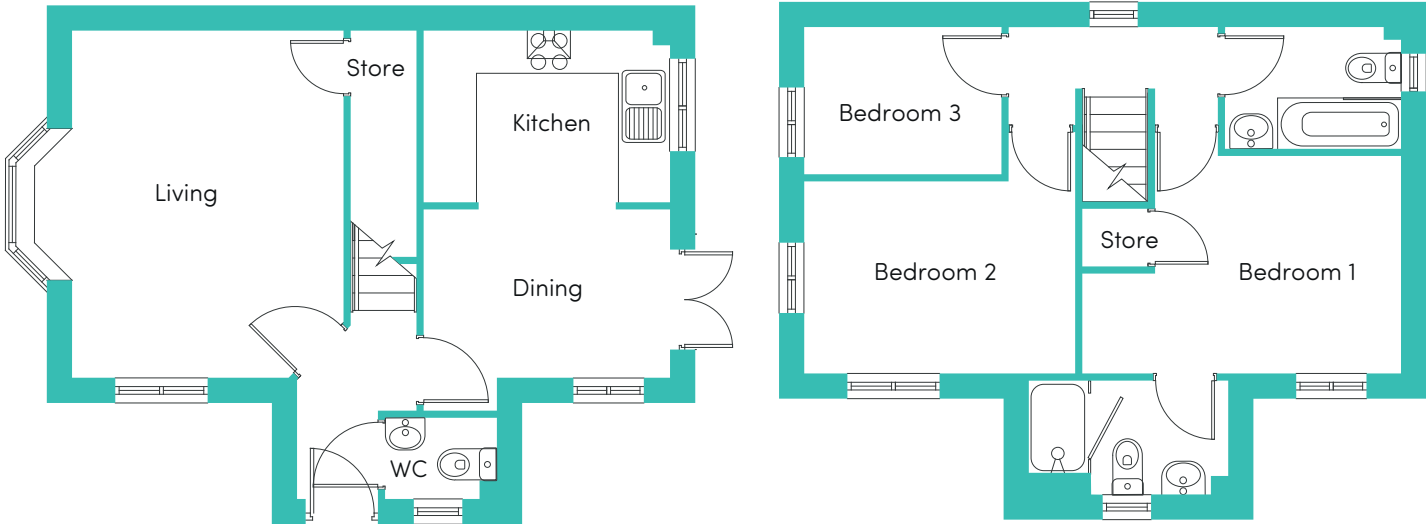
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SINDERBY 3 BEDROOM HOUSE

Entering through the front door you will find yourself in the ground floor hallway, which offers a WC to one side. Continue down the hallway and you will enter a large kitchen/dining area, finished with modern appliances and double French windows leading into your own private garden. To the other side of the hall, you will find an inviting living area finished with a beautiful feature bay window.

Upstairs includes three bedrooms and a family bathroom. The main double bedroom includes a built in storage cupboard and has an en-suite bathroom, complete with shower. The second bedroom is very sizeable double room and the third bedroom is a generously sized single room.

- THE PROPERTY INCLUDES:
- Car Parking Space
 - Security Alarm
 - Dishwasher
 - Fridge-freezer
 - Washing/drying machine
 - Oven and hob
 - Modern kitchen worktops and units
 - Carpets up the stairs and in the bedrooms
 - Private back garden
 - Blinds in the bedrooms



SINDERBY 3 BEDROOM HOUSE

GROUND FLOOR

Kitchen/Dining
3.24 x 4.55m (10'8" x 14'11")

Living
3.56 x 4.55m (11'8" x 14'11")

FIRST FLOOR

Bedroom 1
4.19 x 2.87m (13'9" x 9'5")†

En-suite
2.64 x 1.52m (8'8" x 5'0")†

Bedroom 2
3.56 x 2.54m (11'8" x 8'4")

Bedroom 3
2.60 x 1.95m (8'7" x 6'5")

Bathroom
2.33 x 1.62m (7'8" x 5'4")

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CAYTON

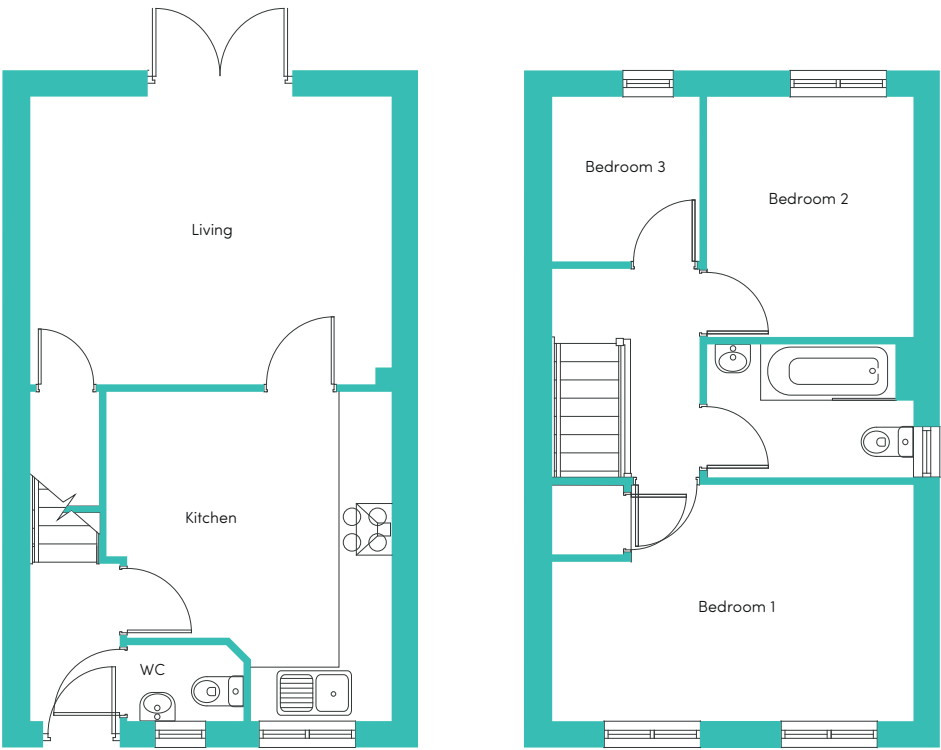
3 BEDROOM HOUSE

The Cayton is a beautiful 3 bedroom house. When entering this property you are greeted with a lovely hallway, which leads to the downstairs WC and kitchen/dining area. Carry on through the kitchen and you will find yourself in the spacious living room, finished with beautiful flooring and double patio doors, which lead into your private rear garden. This is a brilliant space for socialising with family and friends.

Upstairs you will find a large main bedroom which includes a built in storage cupboard. A family bathroom offers a contemporary white bathroom suite, which comes complete with bath and shower. There is also a further double bedroom and a third single bedroom.

THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Oven and hob
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



CAYTON 3 BEDROOM HOUSE

GROUND FLOOR

Kitchen
3.59 x 4.14m (11'9" x 13'7")†
Living
4.54 x 3.61m (14'11" x 11'10")

FIRST FLOOR

Bedroom 1
4.54 x 2.98m (14'11" x 9'9")†
Bedroom 2
2.61 x 3.02m (8'7" x 9'11")
Bedroom 3
1.87 x 2.08m (6'2" x 6'10")
Bathroom
2.61 x 1.68m (8'7" x 5'6")†

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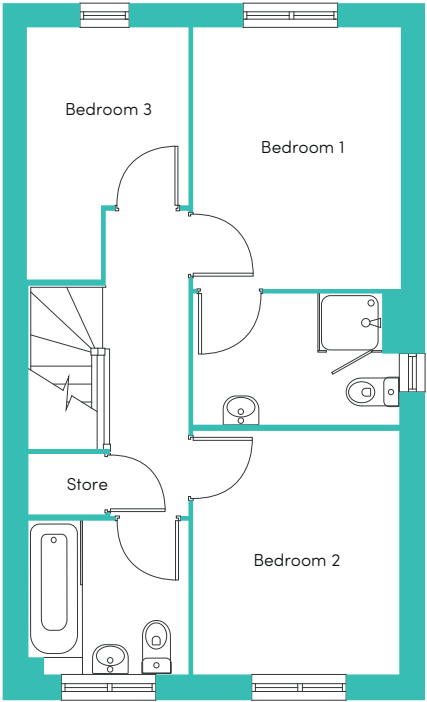
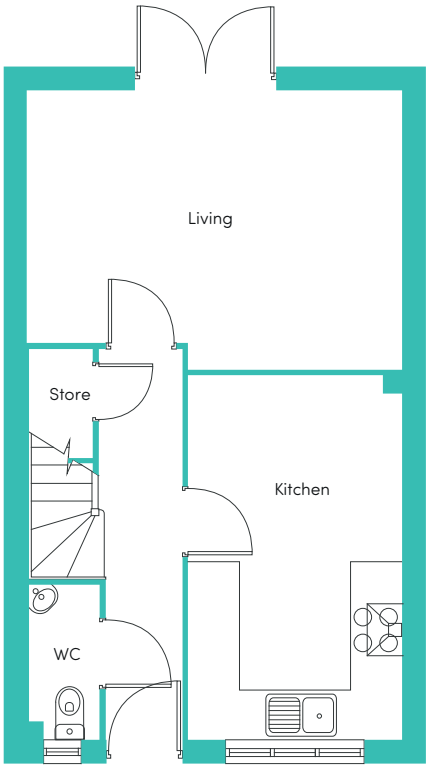
KELLINGTON 3 BEDROOM HOUSE

Presenting the Kellington! Upon entering the property, you will find yourself in a lovely long hallway leading off to an open-plan kitchen/dining area, fully fitted with modern appliances. At the end of the hallway and you will enter the spacious living room with double French windows, opening on to your private back garden. The ground floor also benefits from a WC and storage cupboard.

Upstairs you will find three well-proportioned bedrooms and a family bathroom. The main double bedroom has a large en-suite shower room. The second bedroom is a decent sized double room and the third bedroom is a generous single bedroom. A built in storage cupboard is accessed off the landing.

- THE PROPERTY INCLUDES:
- Car Parking Space
 - Security Alarm
 - Dishwasher
 - Fridge-freezer
 - Washing/drying machine
 - Oven and hob

- Modern kitchen worktops and units
 - Carpets up the stairs and in the bedrooms
 - Private back garden
 - Blinds in the bedrooms



KELLINGTON 3 BEDROOM HOUSE

GROUND FLOOR

Kitchen
2.72 x 4.64m (8'11" x 15'3")

Living
4.77 x 3.56m (15'8" x 11'8")†

FIRST FLOOR

Bedroom 1
2.64 x 3.33m (8'8" x 10'11")

En-suite
2.64 x 1.67m (8'8" x 5'6")†

Bedroom 2
2.64 x 3.13m (8'8" x 10'4")

Bedroom 3
2.06 x 3.20m (6'9" x 10'6")†

Bathroom
2.06 x 1.98m (6'9" x 6'6")

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CLIFTON 4 BEDROOM HOUSE

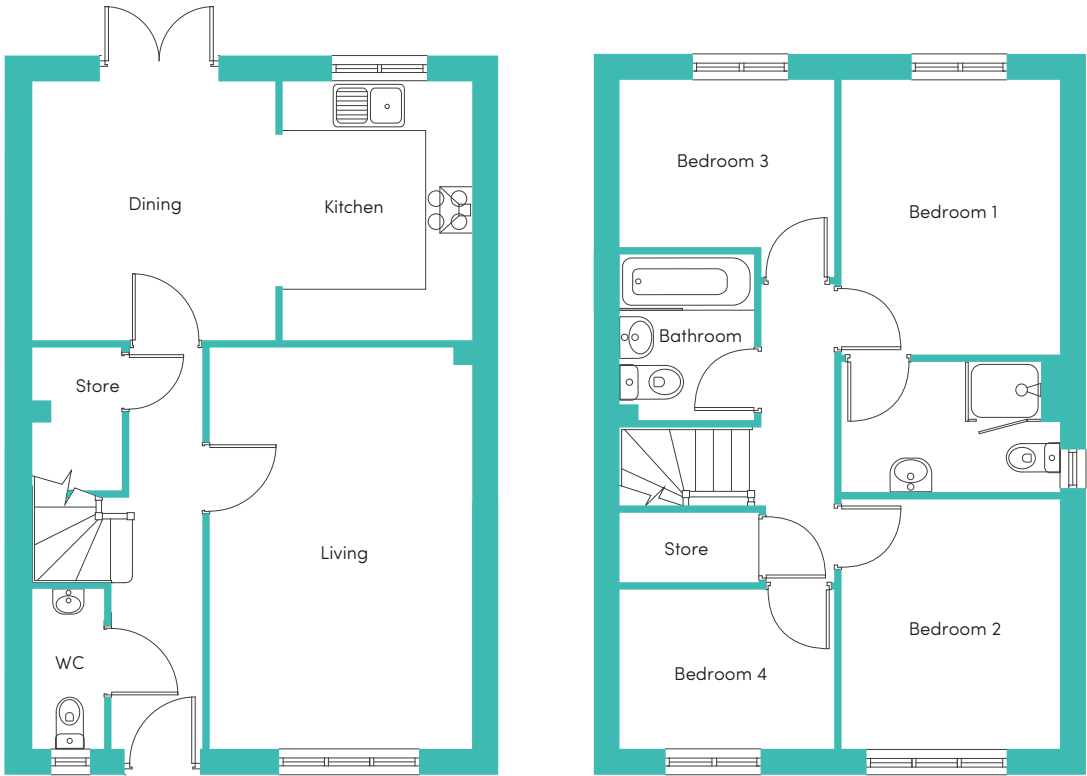
Finished to a high standard, the four bedroom Clifton is the perfect family home.

On the ground floor, you will find an impressive large living room, finished with beautiful flooring. Continuing down the welcoming hallway you will find yourself in the kitchen/dining area, which benefits from having double patio doors leading into your private garden. The ground floor also has a WC and storage cupboard.

Heading upstairs, you will find two double bedrooms and two generously sized single bedrooms, plus a family bathroom, complete with bath and shower. The main bedroom also benefits from having an en-suite bathroom. A built in storage cupboard can also be accessed off the landing.

- THE PROPERTY INCLUDES:
- Car Parking Space
 - Security Alarm
 - Dishwasher
 - Fridge-freezer
 - Washing/drying machine
 - Oven and hob

- Modern kitchen worktops and units
 - Carpets up the stairs and in the bedrooms
 - Private back garden
 - Blinds in the bedrooms



CLIFTON 4 BEDROOM HOUSE

GROUND FLOOR

Kitchen/Dining
5.61 x 3.32m (18'5" x 10'11")

Living
3.36 x 5.10m (11'0" x 16'9")

FIRST FLOOR

Bedroom 1
2.80 x 3.50m (9'2" x 11'6")

En-suite
2.80 x 1.67m (9'2" x 5'6")†

Bedroom 2
2.80 x 3.18m (9'2" x 10'6")

Bedroom 3
2.75 x 2.15m (9'0" x 7'1")

Bedroom 4
2.75 x 2.05m (9'0" x 6'9")

Bathroom
1.74 x 2.12m (5'9" x 7'0")

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TESTIMONIALS

“I would recommend Simple Life to anyone. They are honestly a very caring landlord, you are a person to them, which is great and not what you get from a lot of landlords.”

Charlie Say,
Simple Life customer

"It's a really satisfying feeling knowing Simple Life is looking after our needs and we don't have to worry. If we need to contact them they're always polite and understanding, listening to our concerns. As soon as we saw our house, we fell in love with it, we knew we had to have one."

Kelly Wood,
Simple Life customer

”



RESIDENT FEES

Permitted Payments under a Simple Life Assured Shorthold

In addition to your Rent, you may be expected to pay any or all of the below before, during, and after your tenancy in line with your Assured Shorthold Tenancy agreement and government legislation:

| Fee Type | Details | Date Payable | Amount |
|---|--|--|---|
| Refundable Holding Deposit | A holding deposit will be required in order to secure the property. By paying this holding deposit you give your consent for this said holding deposit to be held on account until your first month's rent becomes due. (Typically within 90 days). The holding deposit will paid towards your first month's rent. | The holding deposit will be collected by Simple Life as soon as you have completed the referencing application form at which point the property will be removed from the market. | Equivalent to one week's rent rounded down to the nearest £10. e.g if your rent is £750 pcm then the holding deposit will be £170. |
| Simple Life may retain your holding deposit if: · You provide misleading information on your application form · You fail a Right to Rent Check · You change your mind about the property and withdraw your application · You have failed to take reasonable steps to enter into the tenancy | | | |
| Refundable Tenancy Deposit | This is your Security Deposit. Your Deposit will be registered with the Deposit Protection Service for the duration of your Tenancy. | The Simple Life Team will contact you to advise when all payments are required. | Equivalent to 5 week's rent. |
| First Month's Rent | Your first month's rent is due in advance. | The Simple Life Team will contact you to advise when all payments are required. | 1 month's rent (less any holding deposit that has been collected). |

Tenants may also be charged the following fees for services provided during the tenancy:

| Fee Type | Details | Date Payable | Amount |
|--------------------------|---|--|--|
| Default Fee | A payment that is required in the event of a default by the tenant: • Lost key • Lost security device giving access to the housing. | Payable on request by the Simple Life Team. | A reasonable cost that has been incurred by the Landlord. |
| Late Payment Fee | Fee will be added to the Tenant's account when rent falls overdue (by 14 days or more). | Payable when rent falls overdue. | Any fee charged must be no more than 3% above the Bank of England Base Rate (this is only applicable to the late payment fee not a Default Fee). |
| Variation of Tenancy Fee | Payments on assignment, variation or novation of a tenancy at the tenant's request. | Payable on request by the Simple Life Team following the tenant request. | Capped at £50 or the reasonable costs incurred if greater. |
| Early Termination Fee | Payments in respect of early termination of a tenancy agreement at the tenant's request. | Payable on request by the Simple Life Team following the tenant request. | Capped at Simple Life's loss of rent. |

Any payment is inclusive of VAT. Unless stated otherwise, all payments are non-refundable.

Tenants may be expected to pay additional amounts for services incurred during your tenancy such as: Council Tax, Energy and Utilities, Television Licences, Phone and Internet services. These are not included with your rent or payments to Simple Life. It is the responsibility of the tenant to arrange for payment for these services where applicable.

Criteria for Application

All applications are based on minimum household affordability of 30 x the monthly rent payment. If the applicant has historic or current credit issues such as CCJs, IVAs, Bankruptcy then these must be disclosed to the letting agent before a holding deposit is paid so they can establish whether you are likely to be accepted for tenancy.
All applicants are referenced through Let Alliance against a criteria agreed with the Landlord and will include proof of identification, proof of residence, credit check, Right to Rent check and proof of income, passing a reference does not constitute acceptance for tenancy and the Landlord can decline an applicant without reason. All offers to tenancy are made Subject to Contract.

Accurate as of May 2020

COMMUNITIES

A house is not just a home, but also where you put down roots and establish yourself in a community of neighbours and friends. At Simple Life we feel it is just as important to have a sense of place within your street as it is to enjoy your internal space. As such, we help to organise community events throughout the year across our developments, bringing the neighbourhood together.

From Easter Egg Hunts to funding support for local schools, Simple Life aims to enhance and expand engagement projects and establish each new development as a hub for residents to **Settle for More**.

ABOUT US

Simple Life customers are offered the remarkable opportunity to rent a brand new quality home from a professional and reliable landlord. We take pride in our homes and the communities we create, so we ensure that your home is kept in excellent working order and to high standards throughout the duration of your tenancy.

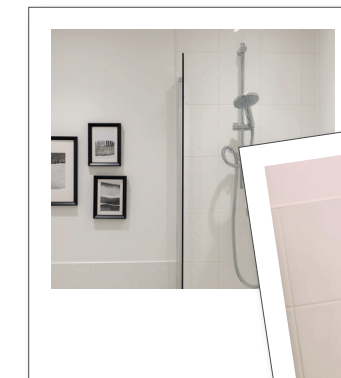
When it comes to quality affordable rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a customer, and we want to change that!

From cleverly integrated appliances to cosy carpets, we've thought of every little detail in your Simple Life home. And because our neighbourhoods are designed to add character and complement their surroundings perfectly, we build properties in both render and brick to create a harmonious mix – so your home will be as individual as you are.

Being part of the Simple Life family means you'll soon be living in the heart of a friendly and like-minded community, with everything you need right on your doorstep. So you'll find handy transport links nearby, and great schools, shops and amenities just minutes away.

With over 3000 properties now built across the UK, Simple Life will make you feel right at home, wherever that may be.

OUR SPEC





E: lettings@simplelifelifehomes.co.uk

T: 0345 686 0735

www.simplelifelifehomes.co.uk