

High Point at Hilton Village

Walkden

A collection of 3 and 4 bedroom homes

Bellway



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



Relish every moment

Welcome to High Point at Hilton Village, a new collection of 3 and 4 bedroom homes nestled in the town of Walkden, Greater Manchester. Ideal for a range of buyers, this development is suited to growing families seeking close proximity to countryside and well-regarded schools, as well as commuters seeking good links to Manchester,

Warrington and Liverpool. It also provides an opportunity for first-time buyers to get onto the property ladder, with each home's modern specification and low levels of maintenance. All residents will benefit from a range of amenities nearby, with the shopping, dining, leisure and entertainment opportunities of Manchester also right on the doorstep.



Walkden and beyond

High Point at Hilton Village benefits from a wealth of local amenities, with a post office, medical centre, veterinary centre and a range of banks and supermarkets within just two miles of home. Residents will also benefit from Walkden's range of bakeries, cafés, charming pubs serving traditional gastro fare, and eclectic food shops and restaurants.



A further range of dining opportunities lie in Manchester's city centre, with its range of vibrant chain and independent restaurants offering a variety of cuisines from around the globe.

In addition to its rich sporting and cultural heritage, Manchester is also a mecca for shopping, with the vast blend of high-street names, independent retailers and outlets found throughout its city centre. This offering is headlined by the Trafford Centre just an 11-minute drive away, home to a plethora of well-known brands, designer labels and independent boutiques across fashion, technology, health and beauty, food and drink, and accessories.

Those who lead active lifestyles can take advantage of the facilities at Worsley Leisure Centre just a 10-minute walk away, which offers a gym, sauna and three swimming pools. Avid golfers are welcomed at both Ellesmere Golf Club just a six-minute drive away and Worsley Golf Club just a 10-minute drive away.

Families will benefit from the range of schools within walking distance. James Brindley Primary School is just a 10-minute walk away and Mesne Lea Primary School is just a 15-minute walk away. Older children (aged 11-19) are welcomed at St Ambrose Barlow RC High School just an eight-minute drive away, with Worsley College just a 12-minute walk away providing further and higher education.

The M60 and M61 can both be joined in under 10 minutes, with the A580 on the doorstep providing direct links into the city centre, taking approximately 22 minutes. Walkden Station is just half a mile from home, providing services to Wigan Wallgate, Leeds and Manchester Victoria.



With its range of family-friendly activities Parr Fold Park is just a seven-minute walk away, ideal for those after outdoor exercise, relaxation or exploration.





Computer generated image.

High Point at Hilton Village not only benefits from an impressive interior specification, but also its location, close to everything Manchester has to offer.

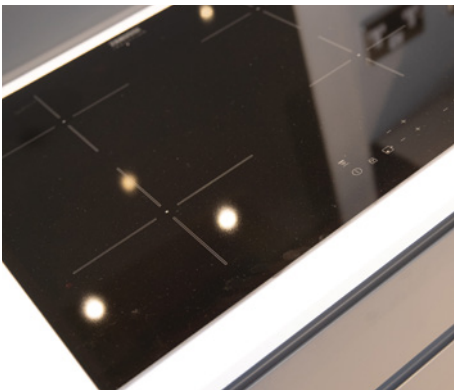




Make your new home
as individual as you are

Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Choice of solid worktops
- ~ Integrated washer/dryer
- ~ Integrated washing machine
- ~ Integrated fridge/freezer
- ~ Integrated dishwasher
- ~ Double oven
- ~ Ceramic hob
- ~ Induction hob
- ~ Microwave (where applicable)
- ~ Wine cooler (where applicable)
- ~ Upgrade taps and sink

Flooring:

- ~ Carpets
- ~ Vinyl
- ~ Ceramic tiles
- ~ Spacia
- ~ Laminate

Tiling:

- ~ Full and half height tiling available to wet rooms
- ~ Comprehensive choice of upgrade options available

Plumbing:

- ~ Heated towel rail
- ~ Upgrade shower
- ~ Upgrade taps

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

- ~ Additional sockets (max 10 number)
- ~ Additional switches (max 10 number)
- ~ BT and TV points
- ~ Upgrade to chrome sockets
- ~ Upgrade to chrome switches
- ~ Under-unit lighting to kitchen
- ~ Shaver socket
- ~ Dimmer switches
- ~ Recessed lighting
- ~ Light fittings

Miscellaneous:

- ~ Turf to rear garden
- ~ Fencing to rear garden
- ~ Wardrobes
- ~ Fitted mirrors to wet rooms only

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Sell your home quicker with Express Mover and no estate agent fees to pay



How it works

Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.



Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

Viewings

The appointed estate agent(s) will contact you to organise viewings of your home.

Property report

Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Bellway Home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.

Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

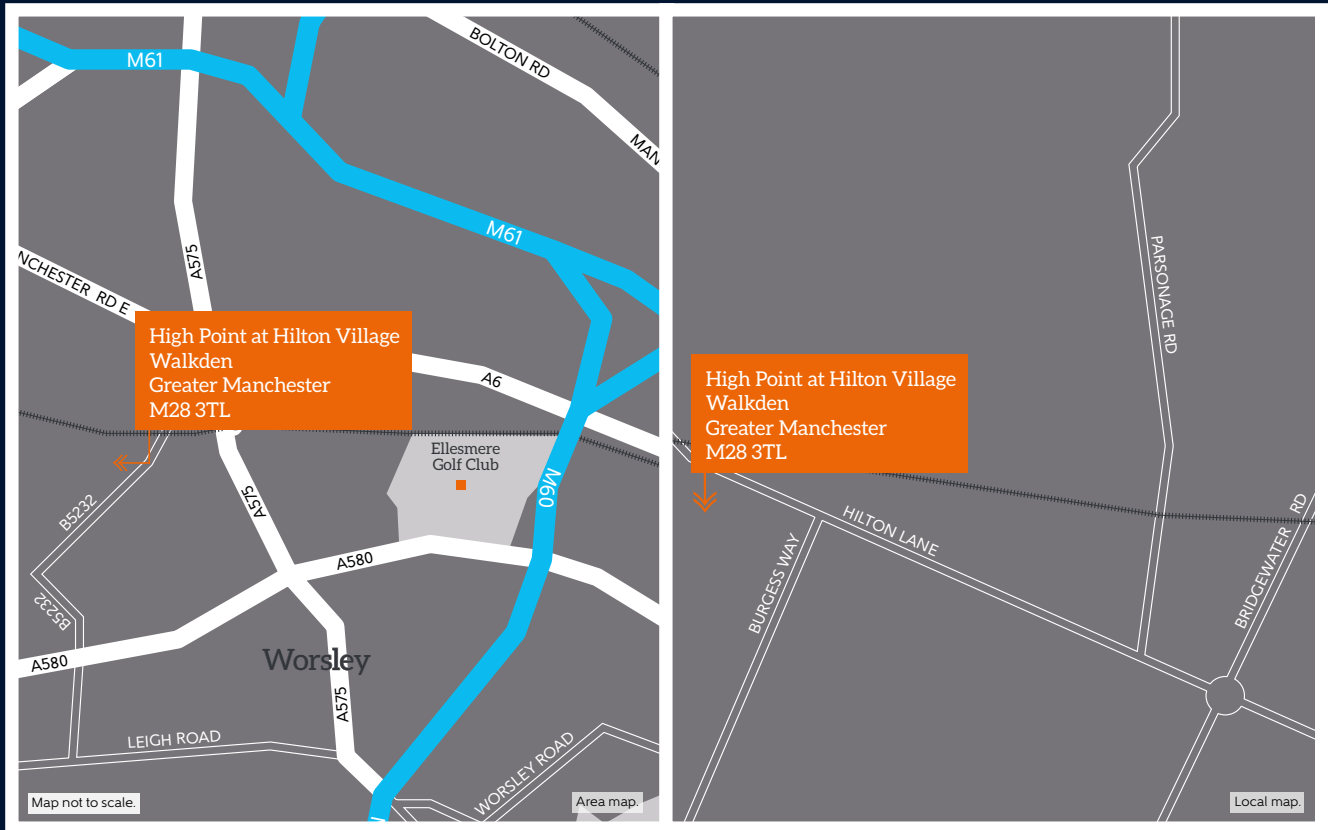
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

How to find us



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