



# Onward

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living

Narrowboat View  
Bringing happiness home

# Welcome to Narrowboat View

DISCOVER A SELECTION OF TWO AND THREE-BEDROOM HOMES EXCLUSIVELY FOR SHARED OWNERSHIP AT THE EXCITING NEW NARROWBOAT VIEW DEVELOPMENT IN LYMM.

These homes are part of a larger development from Bellway and have been set aside specifically for Onward Living, offering local people the chance to step onto the property ladder in this much sought-after part of Cheshire.

These energy-efficient, new build homes are part of a brand-new community in a stunning semi-rural setting and are sure to appeal to a range of potential home-hunters, from first-time buyers and growing families to downsizers.

Situated on Rush Green Road, just half a mile from central Lymm, Narrowboat View has everything you need for everyday life within reach, from handy amenities in Lymm village itself and nearby Rushgreen, to easy access to transport links, retail destinations, leisure facilities, and more.



*So, whatever you're looking for in a place to call home, you're sure to find it at Narrowboat View.*

## THE PERFECT PLACE TO CALL HOME

**Nestled in the Cheshire countryside, but close to the charming village of Lymm, Narrowboat View offers the perfect blend of tranquil, semi-rural living without feeling remote.**

When it comes to grabbing everyday essentials, Narrowboat View is perfectly placed with a handy Sainsbury's supermarket right on your doorstep.

For a spot of retail therapy, Warrington is just six miles away with its busy town centre, the Golden Square Shopping Centre with all your favourite high-street stores, and out-of-town retail parks. Further afield, the Trafford Centre is just over a 20-minute drive from the development, with over 200 retail stores, restaurants and entertainment venues to choose from.

There's lots to see and do around Narrowboat View. Lymm's centre is just half a mile away, offering plenty of places to eat, drink and shop, and lots of landmarks to explore.

The Cross in central Lymm is home to a great selection of friendly pubs, vibrant bars, trendy coffee-spots, and a range of restaurants and takeaways offering everything from fish and chips to Indian cuisine.

Lovers of the great outdoors have a great choice of walks, from a scenic circular trail around Lymm Dam to a gentle stroll along the Bridgewater Canal.



For family activities, Tatton Park is a short drive away, with well-maintained gardens and scenic walking routes surrounding the historic Tatton Hall, while Gulliver's World Theme Park is less than half an hour's drive away for a fun-filled day out.

When it comes to getting around, Narrowboat View is perfectly placed for commuters. The M6 and M56 are both just eight minutes away, allowing for quick access to Manchester, Chester, Liverpool and beyond.

Alternatively, Warrington Central train station is just seven miles away, offering excellent links to Manchester Oxford Road and Liverpool Lime Street, among other destinations, while Reddish Crescent bus stop is just a minute's walk from the development, with regular CAT5 services running between Altrincham and Warrington.

Families at Narrowboat View can enjoy their pick of a great range of schools. Oughtrington Primary School is a 10-minute walk away for an easy drop-off, while Ravenbank Community Primary School is a mile away. Those with children of secondary school age will find Lymm High School a four-minute drive away – or a nine-minute bike ride.

*So, if you're looking for the perfect place to put down roots, Narrowboat View has it all.*



# The Eden



## 2-bedroom terraced.

The Eden is a practical two-bedroom home that's perfect for first-time buyers, or even those looking to downsize.

It features a fully fitted contemporary kitchen to the front. Down the hall, past the handy cloakroom, is a spacious living and dining room complete with French doors that open out to a turfed garden.

Upstairs are two good-sized bedrooms, which share a modern family bathroom.

## OVERALL FLOOR AREA

70.29m<sup>2</sup>

## GROUND FLOOR DIMENSIONS

Lounge/Dining – 3.98m x 4.11m

Kitchen – 2.99m\* x 2.66m\*

WC – 1.04m x 1.90m

## FIRST FLOOR DIMENSIONS

Bedroom One – 3.23m x 4.11m

Bedroom Two – 3.04m\* x 4.11m\*

Bathroom – 2.18m x 2.02m

\*Maximum room dimensions.

**Disclaimer:** \*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.

# The Mersey



## 3-bedroom terraced.

The Mersey is a wonderful family home comprised of a bright and airy lounge to the front, a downstairs cloakroom, and a fully fitted kitchen and dining area at the rear with French doors leading out to the garden.

Upstairs, the principal bedroom features an en suite bathroom, while two further bedrooms – one double and one single – share a modern family bathroom.

## OVERALL FLOOR AREA

84.26m<sup>2</sup>

## GROUND FLOOR DIMENSIONS

Living – 3.56m\* x 3.76m\*

Kitchen/Dining – 3.49m x 4.80m

WC – 1.54m x 1.90m

## FIRST FLOOR DIMENSIONS

Bedroom One – 3.76m\* x 3.52m\*

En suite – 3.04m x 1.49m

Bedroom Two – 3.31m x 2.56m

Bedroom Three – 2.07m x 2.21m

Bathroom – 2.24m x 2.56m

\*Maximum room dimensions.

**Disclaimer:** \*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.

# PICK YOUR PLOT

\*Site plans are intended for illustrative purposes and should be treated as general guidance only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



# SPECIFICATION

## Kitchen

- Fully fitted contemporary kitchen – Avon range by Roundel
- Laminate worktops
- Glass splashback
- Zanussi integrated single oven
- Zanussi 4-burner gas hob
- Zanussi stainless steel chimney extractor hood
- Zanussi integrated fridge freezer
- 1.5 stainless steel sink with drainer
- Brushed chrome single lever mixer tap
- Recessed LED lighting
- Lifestyle Floors GeorgiaTex vinyl flooring



*What's more, all homes are covered by a 10-year NHBC building warranty.*



## Bathroom & En suite

- Roca contemporary white sanitaryware
- Porcelanosa wall tiles
- Over Bath Mira MINIMAL Thermostatic Shower
- Glass shower screen
- Chrome heated towel rail
- Recessed LED lighting
- Lifestyle Floors GeorgiaTex vinyl flooring



\*The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



## Electrics

- TV points to living space and bedroom one
- Telephone points to living space
- Ultrafast Fibre Connectivity Openreach
- Mains-operated smoke detectors with battery back-up
- Ideal LOGIC combination boiler



## External

- Fully turfed garden
- Timber fencing
- Outside tap
- Paved pathway
- Bitmac drive
- PV solar panels
- Electric car charging point



# ABOUT ONWARD LIVING

**At Onward Living we specialise in building quality new homes across the North West.**

We believe everyone deserves a place to call their own, which is why we offer affordable homeownership solutions such as Shared Ownership to help you take that first step on the property ladder.

Whatever your situation, whether you're a first-time buyer, starting again or just thinking about downsizing, we'll help you find a home that's right up your street.

What's more, our friendly experienced team will be there every step of the way, providing all the advice and support you need to make buying and owning your Onward Living home as straightforward as possible.



# ABOUT SHARED OWNERSHIP

**Shared Ownership is another way to buy your own home. You buy a percentage (between 10% and 75%) and pay rent on the rest. Onward Living owns part of it – but you're living there, you decorate it, and you decide when to sell.**

Buying a percentage means a smaller deposit and smaller mortgage. It's a sooner first step on the ladder for lots of people. Usually, you can also carry on buying shares, to own it 100%.

Shared Ownership is popular with first-time buyers who are looking to get on the property ladder, but it's also an affordable homeownership option for those who are starting again after a change in circumstances, and for those in later life looking to downsize.

To find out if Shared Ownership is right for you, or for more information about the scheme, contact our sales team on 0300 555 0130 or email [sales@onward.co.uk](mailto:sales@onward.co.uk)





# Narrowboat View

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\*The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in this brochure.

## How to find us

