

Lunts Heath Rise.



open door
by Halton Housing



Come on in.



Welcome to Lunts Heath Rise Your Perfect Place to Call Home

Nestled in the desirable heart of Widnes, Lunts Heath Rise offers a wonderful collection of beautifully crafted three-bedroom homes, available through Shared Ownership - making your dream home more achievable than ever.

Each home blends contemporary style with timeless comfort, featuring bright, open-plan living spaces designed to suit modern life.

Whether you're hosting friends, enjoying a quiet evening in, or creating a home to grow into, every detail has been carefully considered - with quality finishes and a high-specification throughout.

Location.

Set in a sought-after residential area, Lunts Heath Rise on Lunts Heath Road, Widnes, offers the perfect balance of peaceful surroundings and excellent local amenities.

Located just a short distance from Widnes town centre, those buying at Lunts Heath Rise can enjoy the convenience of nearby shops, cafes, restaurants, and essential services, while also benefitting from a quieter, more relaxed setting.



Discover the vibrant character of Widnes, with its mix of high street and independent shops, leisure facilities and parks. There's always something to do, with local markets community events and cultural attractions nearby.

Enjoy the charm of suburban living with easy access to open green spaces and recreational areas, making it an ideal spot for walking, cycling and outdoor enthusiasts.

Lunts Heath Rise is superbly located with excellent transport links to major cities such as Liverpool, Manchester, Warrington and Chester. The M62 motorway is easily accessible, and both Widnes and nearby Runcorn railway stations offer convenient connections for commuters. For those looking to jet off to further afield, John Lennon Airport is a mere 15 minutes away.

Families are well catered for too, with a number of highly regarded primary and secondary schools within walking distance.

Primary Schools

Lunts Heath Primary School,
Wedgewood Drive, WA8 9RJ (0.3 miles away)
Ofsted Rating: Outstanding

Farnworth C of E Controlled Primary School,
Pit Lane, WA8 9HS (0.4 miles away)
Ofsted Rating: Good

Secondary Schools

Wade Deacon High School, Birchfield Road, WA8 7TD
Ofsted Rating: Outstanding

Saints Peter and Paul Catholic High School, Highfield Road, WA8 7DW
Ofsted Rating: Good





Specification.

Discover a collection of beautifully designed homes that seamlessly blend style, space, and comfort, perfect for modern family living.

With two distinct house types to choose from, each home is crafted with high-specification, materials and finishes, ensuring durability and elegance.

Thoughtfully designed layouts provide versatile living spaces, meeting the demands of busy households while offering a welcoming retreat.

Built with modern, energy-efficient systems, these homes not only support sustainable living but also enhance day-to-day comfort. Every detail, from quality fixtures and fittings to contemporary architectural features—has been carefully selected to create homes that truly stand the test of time.

- Symphony fitted kitchen with soft close doors and drawers
- Electrolux 4-ring gas hob with electric oven, extractor fan & splashback
- Ideal Logic combi boiler
- Integrated Electrolux 30/70 fridge freezer
- Luxury bathroom sanitaryware, with full height Porcelanosa tiles
- Flooring to wet areas
- Spotlights in kitchen and bathrooms
- Garden laid to lawn, fully fenced with a flagged patio area
- Car charging points
- Driveway parking

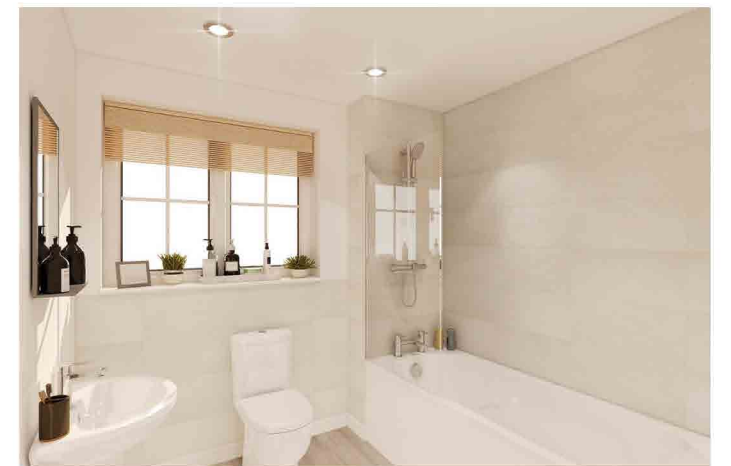
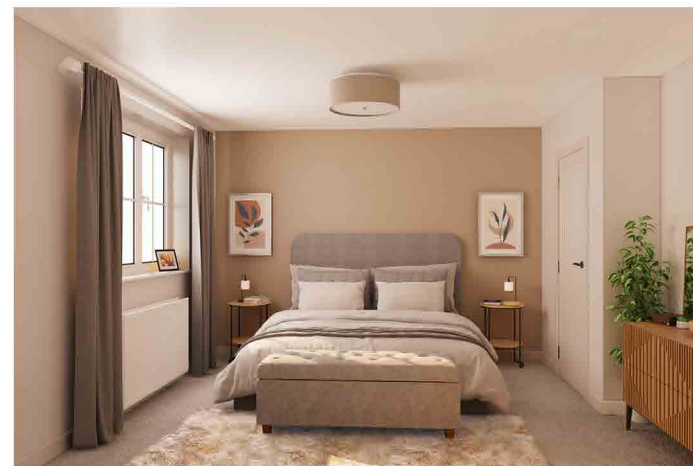


According to the Home Builders Federation, on average, energy bills for new build homes are 58% cheaper. The monthly average energy bill for a new build property is £109, whereas the bill for existing property is £245 – that's a saving of £136* per month or £1,632 per year. Those that buy a new build house specifically see even greater annual savings.



These homes feature solar panels which will help you save money on your electricity bill. Please speak to our Sales team for more information.

*Specification is subject to change and may vary dependant on plot, house, and tenure type.



For illustration purposes. Features and specifications vary according to house type.

3 bedroom

Calderton.

Spanning 842 sq. ft., the Calderton is a delightful three-bedroom, three-storey semi-detached home, designed for both style and functionality.

At the front, a spacious lounge welcomes you, while the generous kitchen-diner at the rear provides a comfortable setting for meals and socialising. French doors open onto a lawned garden with a patio area, inviting you to enjoy the outdoor space. A downstairs cloakroom is conveniently located off the dining area.

The first floor boasts two double bedrooms, a large store cupboard, and a family bathroom, offering ample space for modern living.

On the second floor, the en-suite principal bedroom is a standout feature, enjoying dual aspect views and a charming dormer window, adding character and elegance to this stunning home.

Room	Size	
Ground floor		
Lounge	2.96m x 4.30m	9'9" x 14'1"
Kitchen/Dining area	3.96m x 3.10m	13'0" x 10'2"
First floor		
Bedroom 1	2.98m x 2.65m	9'9" x 8'8"
Bedroom 2	3.96m x 2.74m	13'0" x 9'0"
Bedroom 2	1.95m x 2.52m	6'5" x 8'4"

Measurements are estimates.

Floorplan



Plots: 59 & 60



3 bedroom

Washington.

A charming three-bedroom semi-detached home, the Washington offers approximately 806 sq. ft. of thoughtfully designed living space.

Upon entering, you'll find a modern, well-equipped kitchen at the front of the property, along with understairs storage and a cloakroom for convenience.

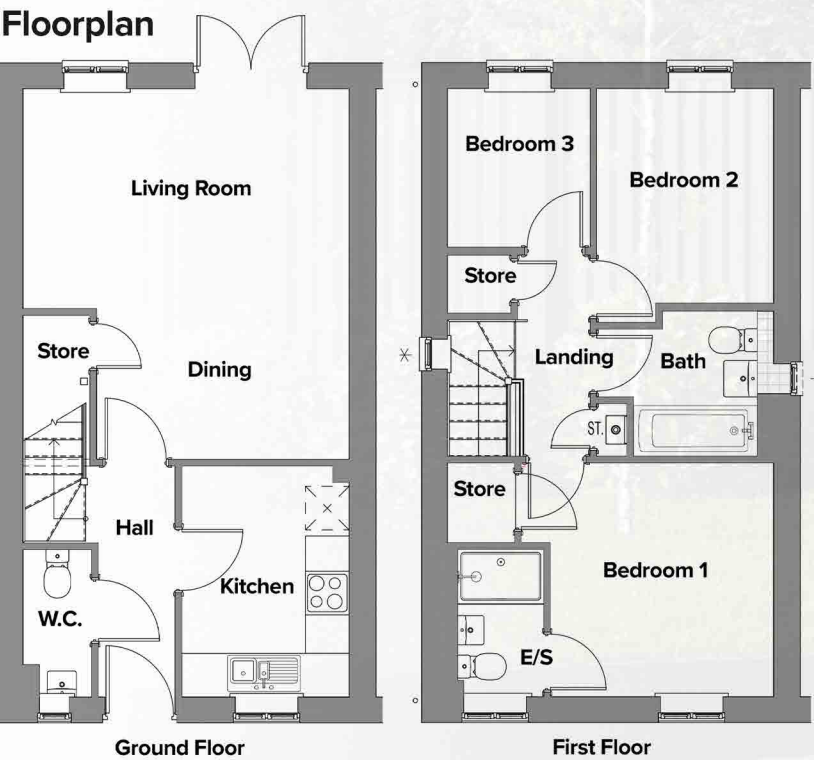
The true heart of the home is the open-plan lounge/diner, a beautifully presented space perfect for family gatherings and entertaining. French doors lead out to a lawned garden with a patio area, seamlessly blending indoor and outdoor living.

Upstairs, the principal bedroom features a stylish en-suite, offering comfort and privacy, along with two additional bedrooms - a spacious double and a versatile single. The well-appointed family bathroom provides a well equipped and functional space. And with three built-in storage cupboards, there's no shortage of space to keep everything organised and clutter-free.

Room	Size	
Ground floor		
Kitchen	2.29m x 3.17m	7'6" x 10'5"
Living room	4.47m x 3.01m	14'8" x 9'11"
Dining room	3.46m x 2.06m	11'5" x 6'9"

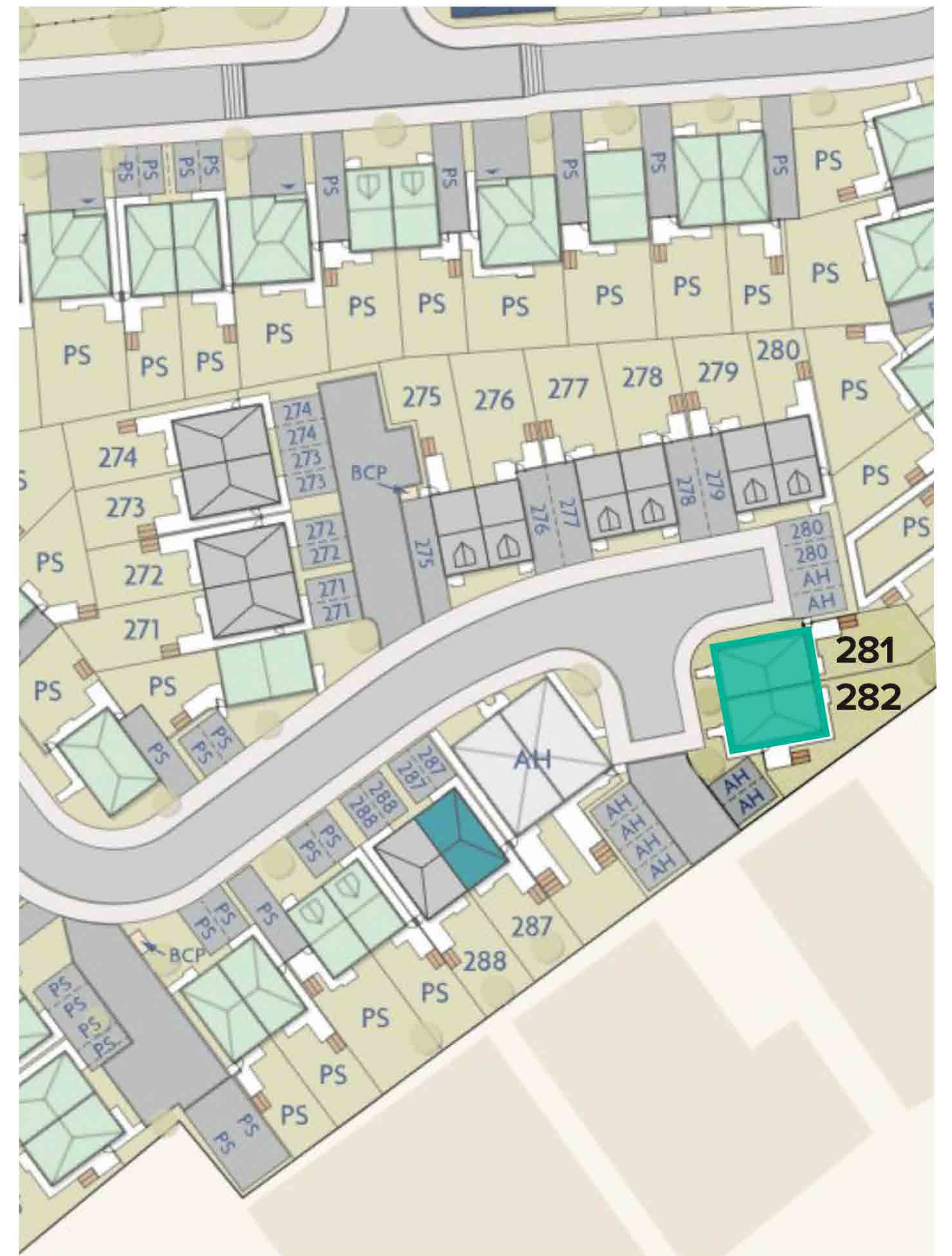
First floor		
Bedroom 1	3.06m x 3.21m	10'1" x 10'6"
Bedroom 2	2.42m x 2.94m	8'0" x 9'8"
Bedroom 3	1.95m x 2.18m	6'5" x 7'2"

Measurements are estimates.



Plots: 281 & 282





Site Plan.

■ Calderton 59 & 60

■ Washington 281 & 282

About Shared Ownership

Shared Ownership is a way to buy your own home if you can't afford to buy outright. It's a great way to get onto the housing ladder and costs are usually lower than other home ownership options. Based on what you can afford, when you buy a Shared Ownership home through Open Door by Halton Housing, you buy a share in a home and pay a reduced rent on the share that you don't own. Halton Housing owns the share that you rent.

Buying a percentage of your home means a lower deposit and smaller mortgage is needed. Shares range from as low as 10% up to 75% initially, with the option for you to buy more once you've moved in, usually up to 100%.

You could be eligible to buy a Shared Ownership home if:

- You are at least 18 years old
- Your annual household income is less than £80,000
- You are unable to afford a home suitable for your housing needs on the open market
- Either you're a first-time buyer, you don't own your own home, or you already own a home and would like to move
- Your income is sufficient to cover the mortgage (if applicable), rent and service charges
- Your chosen Shared Ownership home is affordable and sustainable for you.

Please note: homes are allocated on a first come first served basis. All applicants must meet the criteria outlined in our sales policy regarding Shared Ownership eligibility, affordability, minimum deposit, adverse credit, cash buyers and lender deposit, terms and rates.

For more information, please speak to a member of the Sales Team.

1% Staircasing

For shared owners who have bought a home at Lunts Heath Rise, you'll be able to staircase 1% each year with no admin fees or RICS (Royal Institute of Chartered Surveyors) Valuation needed. This will make it easier for you to staircase without needing additional lending or mortgage fees.

You can staircase 1% each year in this way for up to 15 years from the date of purchase.

Repairs allowance

There is a 10 year 'initial repair period' starting from the lease start date which applies while you own less than a 100% share in the home. In the initial repair period, you'll be able to claim costs up to £500 a year from your landlord to help with essential repairs or replacement (if faulty) of:

- Installations in the home for the supply of water, gas and electricity (including basins, sinks, baths and sanitary devices but not other fixtures, fittings and appliances for making use of the supply of water, gas or electricity such as ovens or washing machines), pipes and drainage
- Installations in the home for space heating and water heating

If you do not claim the full repairs allowance in one year, a maximum of one year's allowance will roll over to the following year.

About us

Open Door by Halton Housing is the home ownership arm of Halton Housing; we build and sell quality homes for shared ownership, rent to buy and outright sale.

Halton Housing is an award-winning housing association, with over 7,000 homes across Runcorn and Widnes in Cheshire and now expanding geographically across the North West. We're known for our innovative approach – strengthening our reputation as a landlord of choice in the borough and beyond.

Our purpose is to improve people's lives. Specialising in affordable home ownership, the Open Door by Halton Housing team love nothing more than finding a property that's just right for you. We work closely with you to find out what your needs and aspirations are and which options will work best for you.

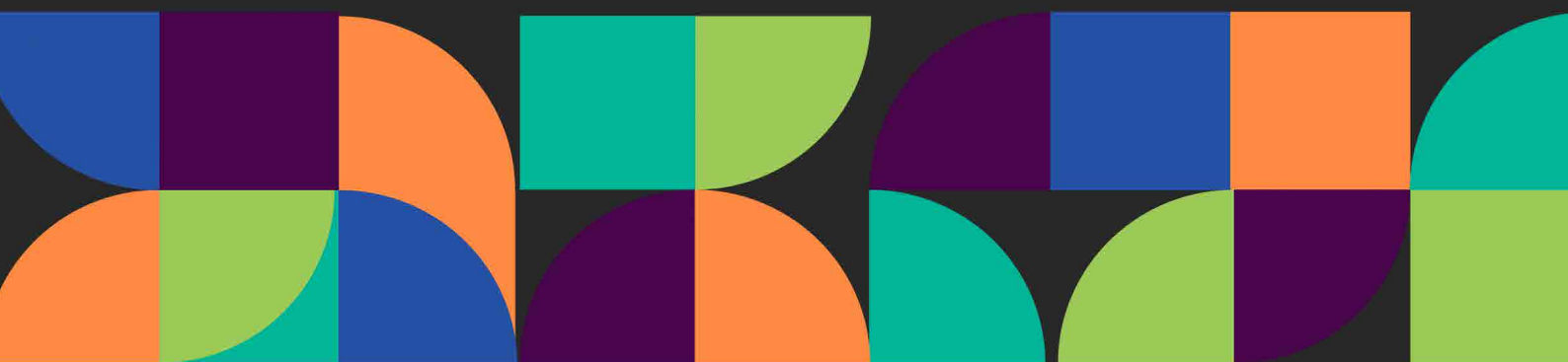
Our team bring together years of knowledge and experience from working in the property industry. We're an honest, trustworthy and approachable team. Our Sales Negotiators are highly experienced, so please get in touch if there is anything we can do to help you with your search for your new home.

Open Door by Halton Housing maintains a policy of continuous improvement. As a result, all information including internal layouts, images, build materials and specification is included as a guide only and is correct at the time of going to press. The company reserves the right to alter any of the information included at any time as it sees fit and without notice. This does not constitute or form any part of a contract or sale. Please contact the sales team for the most up-to-date information on homes available at this development.

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Open Door is a trading name of Halton Housing and Open Solutions (OSUK) Ltd. Halton Housing is a charitable housing association registered under the Co-operative and Community Benefit Societies Act 2014. (Community benefit society number: 7744). Open Solutions (OSUK) Ltd is a company incorporated in England and Wales (company number: 082777320).