

# Edenfields

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Boothstown

A collection of three and four bedroom homes



## A reputation built on solid foundations

**Bellway has been building exceptional quality new homes throughout the UK for over 70 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.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process

fairer and more transparent for purchasers.



Over **70**  
YEARS of QUALITY  
SINCE 1946



## Beautifully styled homes in exceptional surroundings

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Welcome to Edenfields, with three and four bedroom homes offering well-designed, light filled living spaces. They are the perfect choice whether you are looking for your first or second home, room for an expanding family, or to downsize without compromising on stylish features and finish. Once part of the historic Manor of Worsley, where the 18<sup>th</sup> Century

Duke of Bridgewater made his mark on the landscape with the Bridgewater Canal, today Boothstown still offers a wonderful backdrop of greenery and waterways, combined with a transport network for fast access to the dynamic city that is 21st Century Manchester, to MediaCityUK, and beyond, to Warrington, Liverpool and Leeds.



# Modern village living ideally placed for a vibrant metropolis

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From the Standfield centre and Sainsbury's Local to post-office and beauty spas, Boothstown offers excellent amenities. Bexters Kitchen and Bar is the place for barista coffee, lunch, or evening cocktails, while Bambino, styled on the kindercafés of Berlin, hosts interactive story time and craft sessions.

There are several hostelries in the village, with The Moorings on Bridgewater Marina a family-friendly watering hole to eat, relax, play and enjoy summer barbeques. Two miles away in the picturesque heart of Worsley village is the multi-award winning Brunning & Price Worsley Old Hall country house pub-restaurant, and the stylish George's Dining Room and Bar.



Families will find St Andrews CofE, Boothstown Methodist, and Holy Family Catholic primary schools in the village, with Harrop Fold one of several senior schools in the area. Out of school hours there is a wealth of activities and events, from the National Football Museum to the Museum of Science and Industry and more. Trafford Park is home to Sea Life, NAMCO Funscape, and LEGOLAND® Discovery Centre, and to fast-paced action at Aerial Extreme's adventure course, and Chill Factor<sup>®</sup> with indoor skiing and snowboarding.

Golfers can practice at the state-of-the-art Trafford Golf Centre, while Worsley and Ellesmere Golf Clubs, set in scenic parkland, are both three miles from home.

Manchester's shopping is legendary, from the Arndale to St Anne's Square, Deansgate and Market Street, with high fashion chains and high-end names at Selfridges and Harvey Nichols. Salford's Lowry Outlet, seven miles away, is the place for discounted brands, and the intu Trafford Centre, six miles, for US-style mall shopping. Enjoy a rich cultural calendar at venues from the Bridgewater Hall, Opera House, Palace and Royal Exchange theatres, to The Lowry in Salford and Manchester Arena.

Relaxation amongst greenery is always close to home too, to walk, cycle, and explore. Play tennis at Boothbank park, stroll along towpaths on the Bridgewater Way, or take a leisurely canal cruise through panoramic vistas. And when you do need to move quickly, fast-track bus lanes run to the city, the East Lancs/A580, and M60 Ring Road/M62 /M602 interchange are close by. Trains from Piccadilly to London take just over 2 hours, and Manchester Airport is 15 miles away.



From local kindercafés to Italian festivals and the trams that give the city a truly European feel, this is a location to enjoy a cosmopolitan lifestyle all-year-round.





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Edenfields is about exceptional,  
desirable living with  
each property built to Bellway's  
exacting standards.

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Make your new home  
as individual as you are  
*Additions*

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## 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
- ~ Upgrade ovens
- ~ 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.

# Making your move easier

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## We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.



## We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.



Backed by  
HM Government

## HELP TO BUY

### Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.

# Customer Care

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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.

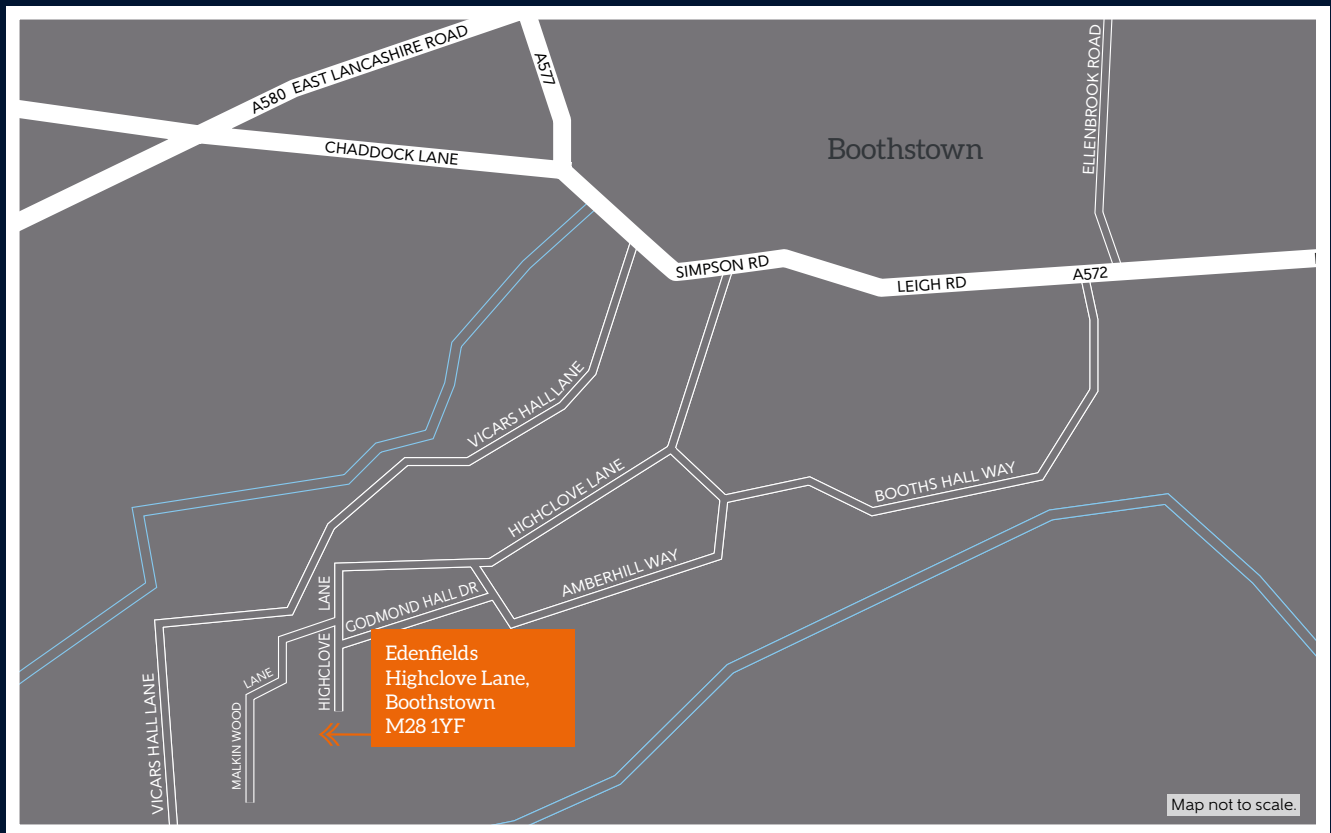
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YEARS of QUALITY  
SINCE 1946

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



Bellway Homes Limited  
(Manchester Division)  
304 Bridgewater Place,  
Birchwood,  
Warrington, Cheshire  
WA3 6XG

Telephone: 01925 846 700  
Fax: 01925 846 713  
[www.bellway.co.uk](http://www.bellway.co.uk)

**Bellway**