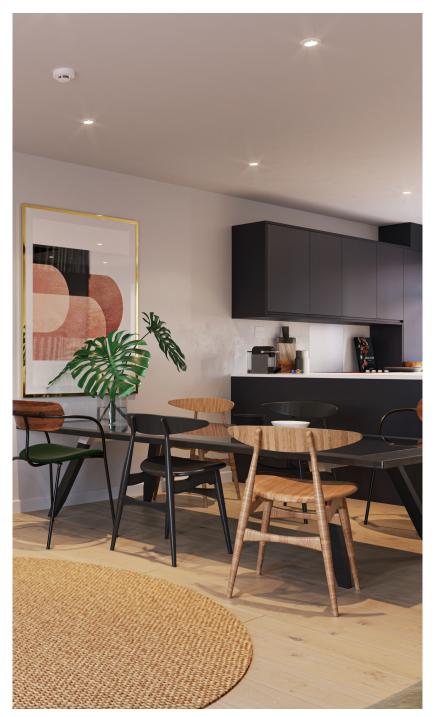
# House Type E



### 2 Bedroom Townhouse





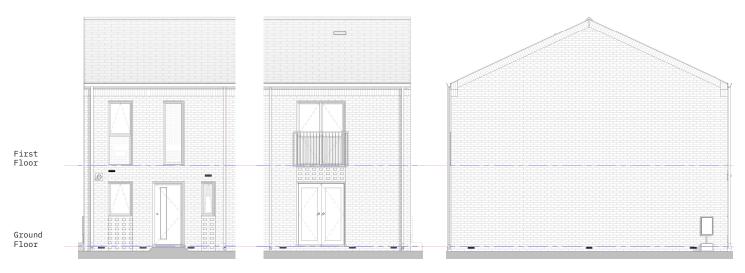


## A modern yet comfortable two bedroom townhouse with contemporary features

House Type E is a two bedroom townhouse with an open plan living, dining and kitchen area including a peninsular breakfast bar. The ground floor also has a separate WC. Upstairs you'll find two spacious double bedrooms and a main bathroom.

House Type E has a pitched roof and is available in either red or gilt facing brick.

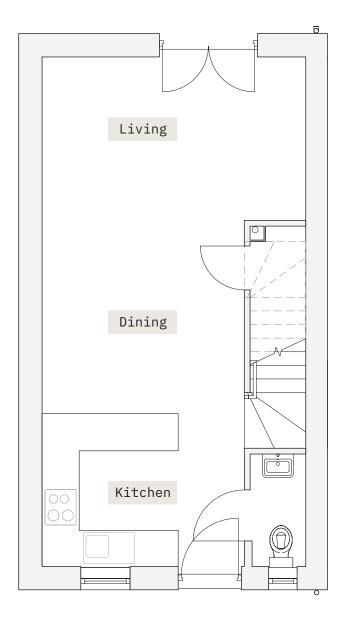
- 15 minutes to the city centre
- Public open space
- Secure allocated parking
- Private garden to the rear

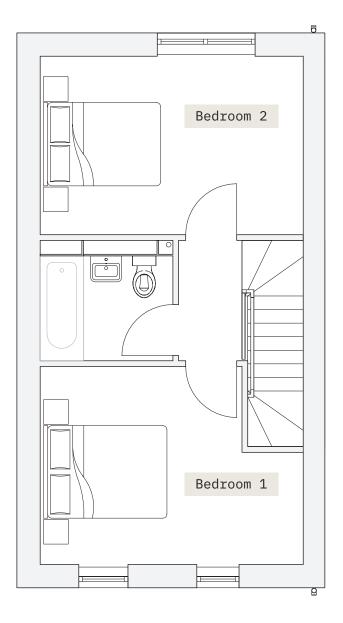


Front Elevation

Rear Elevation

Side Elevation





Ground Floor		34.68m² / 373ft²		Ground Floor		34.68m² / 373ft²			
Living Dining Kitchen	13.12m² 8.36m² 8.07m²	WC Store	1.62m <sup>2</sup> 1.90m <sup>2</sup>	Bedroom 1 Bedroom 2	12.29m² 12.33m²	Bathroom Landing	4.19m² 5.19m²		
Total		69.36m² /	69.36m² / 746ft²						

\* Floorplan and sizes may differ from plot to plot, but represent minimum sizes per house type.

## **SALBOY**

## What's included?

Included as standard	Included	
Satin Stainless Steel door handles	V	
White painted walls & ceilings	V	
PVCu double glazed windows	V	
Programmable gas central heading	V	
Choice of select Magnet kitchen units	V	
Laminated Worktops	V	
Stainless steel sink with taps	V	
Ceramic Hob	V	
Stainless steel single oven	V	
Kitchen Canopy extractor	V	
Fitted white bathroom & WC	V	
Bathroom extractor fan	V	
Bathroom flooring	V	
TV aerial socket in lounge	V	
Telephone Connection	V	
Security latches on the windows	V	
Smoke detectors	V	

#### For more information and full range of extras

#### Call 0161 884 3183 or email info@salboy.co.uk

## Choices to suit your style

Inside they boast popular features such as open-plan kitchen diners, French doors and downstairs WCs. There's plenty of choices and options throughout including a range of upgrades so you can tailor the property to suit your style.

- A wide range of standard options
- Optionally extras to suit all budgets
- Upgrades for kitchens, floorings and more
- Allocated parking
- Private garden to the rear
- 10-year new build warranty
- Freehold

#### **Key Facts**

- Monthly service charge for each home
- Choices may incur extra costs paid before the propery is ready
- Extras have a cut off date and may be subject to availablity

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