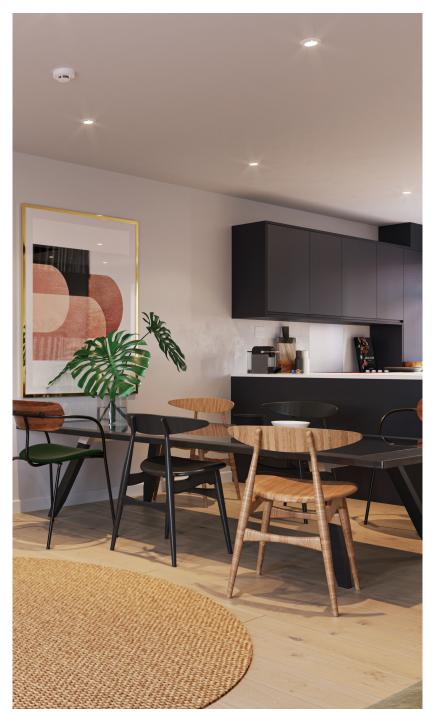
House Type E



2 Bedroom Townhouse





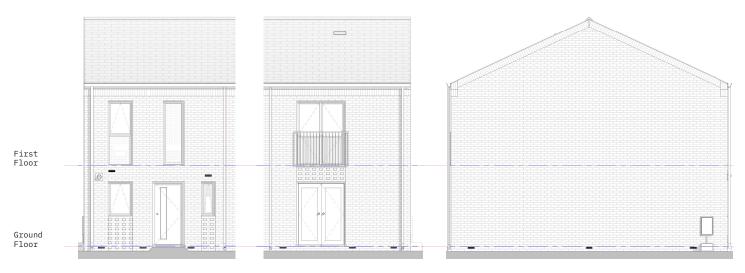


A modern yet comfortable two bedroom townhouse with contemporary features

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.

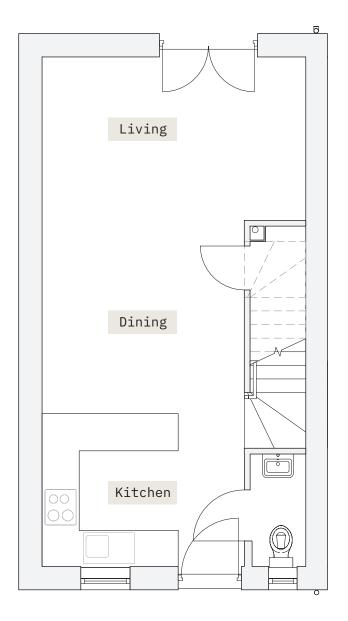
- 15 minutes to the city centre
- Public open space
- Secure allocated parking
- Private garden to the rear

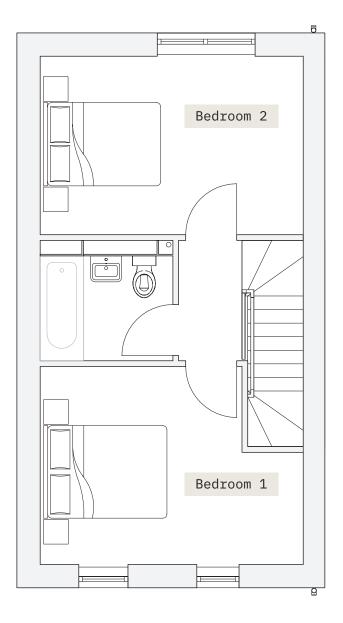


Front Elevation

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 ² 1.90m ²	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

Castle Invell Limited gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photo- graphs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4 The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published October 2020, Salboy.co.uk. 8 All images used are for illustrative purposes only. These and the dimensions given are illustrative for this house type and individual properties may differ, in particular, final elevations of the property purchased may differ from those show. Need or carret or flooring sizes, appliance spaces or items of furtiere. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.