

# House Type E



2 Bedroom Townhouse





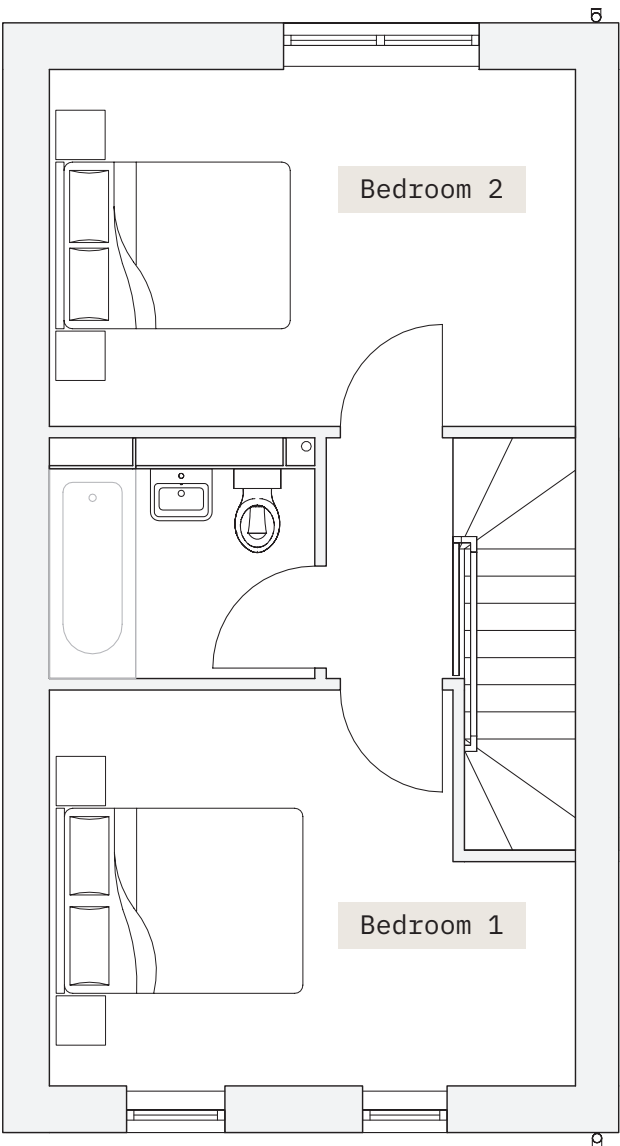
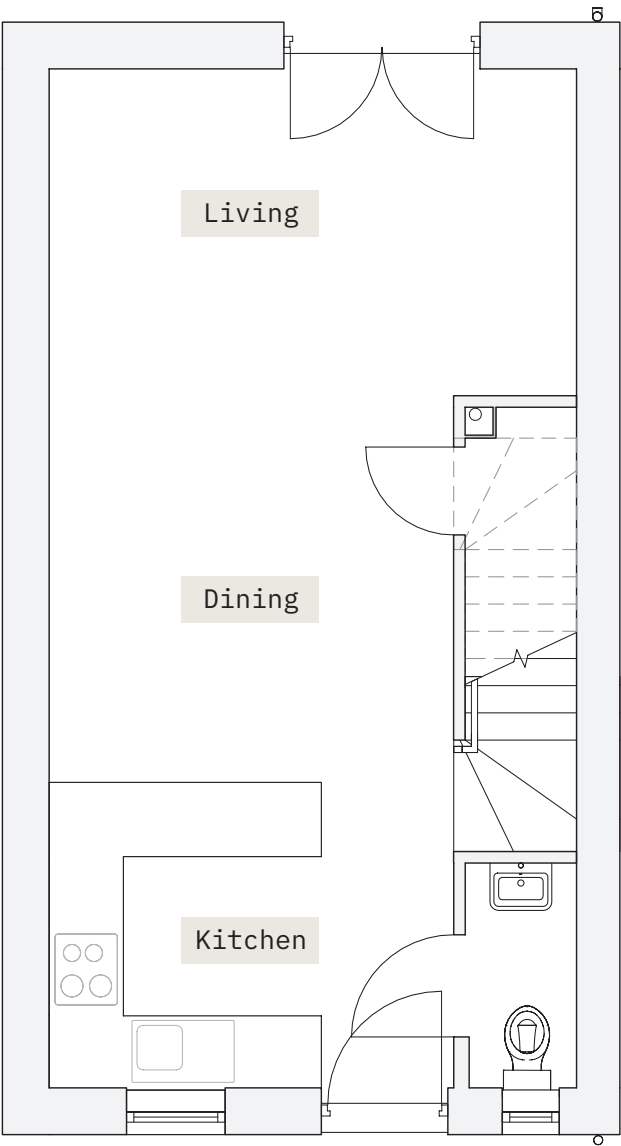
## A modern yet comfortable two bedroom townhouse with contemporary features

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





Ground Floor		34.68m <sup>2</sup> / 373ft <sup>2</sup>	
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Living	13.12m <sup>2</sup>	WC	1.62m <sup>2</sup>
Dining	8.36m <sup>2</sup>	Store	1.90m <sup>2</sup>
Kitchen	8.07m <sup>2</sup>		

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Bedroom 1	12.29m <sup>2</sup>	Bathroom	4.19m <sup>2</sup>
Bedroom 2	12.33m <sup>2</sup>	Landing	5.19m <sup>2</sup>

Total		69.36m <sup>2</sup> / 746ft <sup>2</sup>	
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\* Floorplan and sizes may differ from plot to plot, but represent minimum sizes per house type.

## What's included?

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

## 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 property is ready
- Extras have a cut off date and may be subject to availability

For more information and full range of extras

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