



WOOLTON — RISE —



An exclusive development of just 12 detached architectural designed homes in South Liverpool

Hollybank



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CONTEMPORARY HOMES - CLASSIC STYLE



A SMALL DEVELOPMENT OF 12 ARCHITECTURAL DESIGNED HOMES, BUILT TO THE HIGHEST STANDARDS, OFFERING WELL PLANNED ACCOMMODATION, SOME OVER THREE FLOORS, WITHIN THE POPULAR AREA OF SOUTH LIVERPOOL.

THESE STUNNING HOMES CONSIST OF HALL, AN OPEN PLAN KITCHEN/FAMILY ROOM/DINING AREA WITH FRENCH DOORS OPENING TO THE GARDEN.

A SPACIOUS SEPARATE LIVING AREA, DOWNSTAIRS CLOAKROOM AND UTILITY ROOM COMPLETES THE GROUND FLOOR*.

THE FIRST FLOOR CONSISTS OF BEDROOMS, THE FAMILY BATHROOM, MASTER BEDROOMS, SOME WITH DRESSING ROOMS, LARGE ENSUITE, WITH LARGE WALK-IN SHOWERS AND CLEAR GLASS SCREENS.

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*Where applicable



THE NEW STANDARD IN LUXURY LIVING



FEATURES INCLUDE:

KITCHEN

- Choice of High quality modern quality fitted kitchen
- 1½ bowl under sink with feature mixer tap • Built-in electric oven
- Gas hob and canopy style cooker hood in stainless steel • Integrated dishwasher
- Integrated fridge freezer • Soft close kitchen cupboard doors and drawers
- Space/plumbing for washing machine • Choice of floor tiling to kitchen and utility*

BATHROOM AND EN-SUITE

- Contemporary white bathroom suites with chrome taps large walk-in showers to some house types • Thermostatically controlled shower with low profile shower tray
- Extensive choice of wall tiling to bathroom and en-suite/shower room*
- En-suite to master bedroom some with dressing rooms
- Chrome towel rail to bathroom, en-suite and shower room

GENERAL

- Modern interior doors with chrome furniture • Downstairs cloakroom
- Almond white finish to all walls • Smooth finish to all ceilings white
- External cold water tap • Fitted wardrobes to master bedroom
- Landscaped Gardens to front, turf and fencing to rear

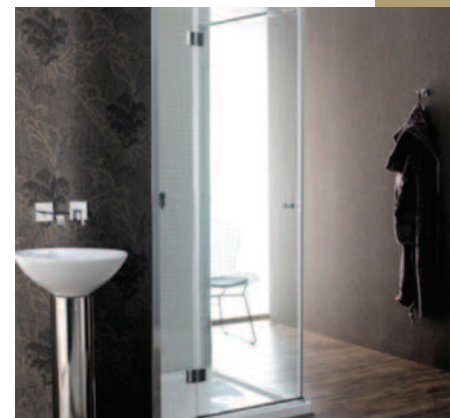
ELECTRICAL

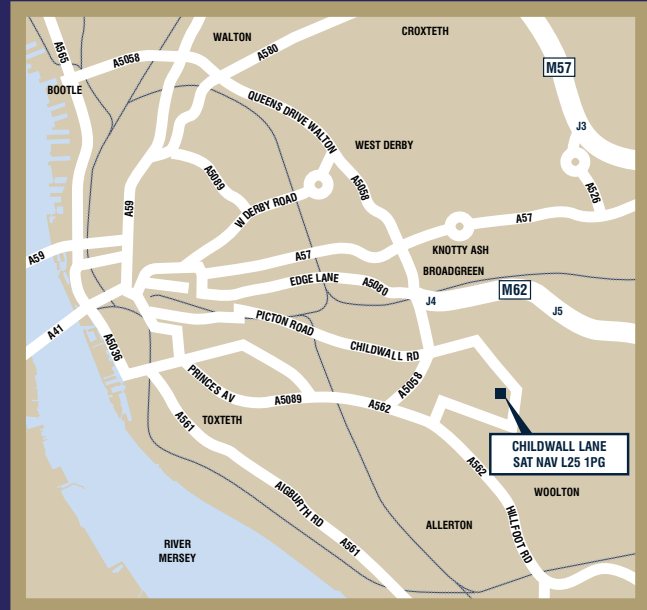
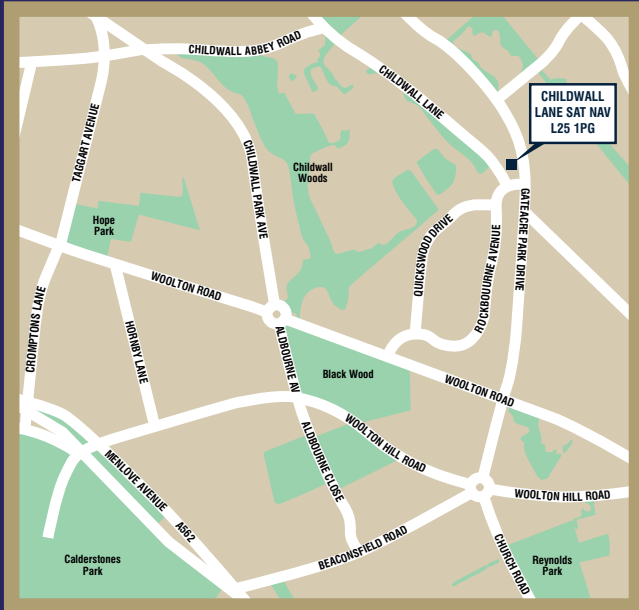
- TV point to lounge • TV point to family area/room • TV point to Bed 1
- Light fittings to kitchen, bathroom, en-suite and shower room
- Chrome finish to sockets to open plan kitchen/family/dining area, lounge, hall and landing
- Home office area in bedroom 4 or 5/study with BT point
- Telephone point to lounge or hall • Shaver socket to en-suite Bed 1
- External lighting to front and rear

ENERGY SAVING FEATURES, AND A HIGH STANDARD OF INSTALLATION, OFFERING THE NEWLY UPGRADED 2014 BUILDING REGULATIONS.

- UPVC double glazed sealed units with adjustable ventilators to windows*
- High efficiency gas central heating (Natural Gas)
- High security with lockable handles to windows and door
- Inter-connected smoke detector
- Latest Xtratherm Cavitytherm insulation to achieve High U Values
- Peace of mind with 10 year NHBC Warranty or similar will be provided.

* Where applicable





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For more information call: 0151 428 9934 or visit www.hollybankhomes.com

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